



CITY OF DOVER

CITY COUNCIL MINUTES

Meeting Type: Workshop Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Wednesday, February 21, 2007**
Meeting Time: **7:00 pm WORKSHOP**

Those present: Councilors Cheney, Ciotti, DeDe, Keays, Mayor Myers, Deputy Mayor Hindle, Councilors Scott, Trefethen, and Turner. Also present: City Attorney Krans. City Manager Joyal was absent.
Those also present: Superintendent Dr. John O'Connor, and Laurie Verville, business administrator.

1. PLEDGE OF ALLEGIANCE

Councilor Keays led the Pledge.

2. UPDATE OF WOODMAN PARK SCHOOL RENOVATION

The Mayor stated we have one item regarding the reconstruction at WPS, he turned the meeting over to the Deputy Mayor. Hindle thanked the councilors who had attended the walk thru on Sunday, and Superintendent Dr. John O'Connor who will present a Power Point Presentation on where we have been and where we are going (see council folder of 2-21-2007 for PPP). He introduced Doris Grady and Carolyn Mebert in addition to Clerk of the Works, Michael Bliss, and Patrick Boody, the principal.

The Mayor says there are several other members of the school board present as well including Audra Lurvey and Dorothea Hooper and it is school vacation this week.

Dr. O'Connor stated the presentation will be as brief as he can make it. The WPS opened 50 years ago at a cost of \$750,000 to complete. It was a difficult project; there were changes to the school board as well as the council and also three superintendents during the construction of it. A little known fact is that the steeple on the top is a copy from the church on Central Avenue as they both were designed by same architect. They will give the history on how they ended up and about the renovations and the purpose. (See Power Point Presentation in council folder of 2/21/2007). He explained the issue in 2005 about the "opinion of cost" as they could not estimate what the project was going to cost. He listed the structural and site priorities including the roof replacement, sprinkler system, ADA compliancy, the upgrade of mechanical and electrical systems, expanding the parking space area, increased classroom square footage, they will utilize the below grade space, redesign administrative space, enhance security that will extend the life of building another 50 years. Dr. O'Connor continued explaining the details of the project.

They looked at the possibility of renting trailers or double sessions or reassigning students so they could have classes while the renovation was going on. They decided on doing half the project and then shut down that half and build the other half as that was the only way this project would work to complete the project. He continued listing all the items that will need to be replaced and how much they will save. All of their prior projects came in on time and on budget, he noted Horne Street School will be celebrating its 50th



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anniversary. He anticipates this will extend out over a 10 year period. Due to the construction market inflation has gone out of site with the recent hurricanes. He continued by showing the pictures of the corridors that are badly in need of repair. He showed how one of the oil burners has acquired a crack in it. They also need additional power service. He concluded saying they need an additional 3.1 million dollars to complete the project.

Scott stated there is no question that the renovation is necessary. The timing is in question. This should have been part of the original CIP deliberation. We now have to go back to the homeowners for additional tax money. He asked who is in charge of the project. Dr. O'Connor says the JBC is in charge and then there is the school board responsible working through State law. Scott asked why this was not made public earlier. Hindle answered the reason was they were still working on the details in January when the CIP was presented. They took their time deliberating and wanted to come to them with a hard number.

Keays feels in looking over the sheet, he would like a cost sheet with the difference in copper and insulation spelled out. He continued his father was a contractor.

Dr. O'Connor says Mr. McVay is here from the construction firm. Keith McVay of Bonnette, Page and Stone construction firm came forward stating copper has tripled in this process. Steel was the initial thing that has hurt this project. Also fuel has hurt with regards to the inflation. Keays asked if they underbid to get this job. Mr. McVay stated no that he was hired this spring and there was not an actual bid on the job, they are the construction managers to help with the preconstruction of the project. Mr. McVay tried to explain the construction management process to Keays. They are now part of a team to guide the JBC down the most economical path. He continued his work is all subcontracted out. He is here with a guaranteed maximum price.

Keays would still like a cost sheet. Mr. McVay will provide this. The Mayor asked Dr. O'Connor to expand on the bid process.

Dr. O'Connor says we decided on Bonnette, Page and Stone to come in and manage the project that was approved by the architect, School Board and JBC. They do not send a team of builders and welders. Their job is to subcontract all these parts of the project out.

Keays asked when you subcontract out they all need to make a profit. If you only had one subcontractor you would not have to pay the second person/company to do this job. Dr. O'Connor feels this method has proven to be more cost effective over the past 10 years.

Turner thanked Dr. O'Connor for the tour last Sunday. His question is on page 2 of the total square footage and what was the total square footage of the middle school, Laurie thinks 164 square feet includes the 8 room addition. Turner asked how much. Dr. O'Connor thinks about 19 million in new construction excluding the land. Discussion ensued.

Turner commented on page 3 modifications with 6 rooms remaining and how much they are saving. O'Connor stated this is the demolition cost.

Turner reviewed the Power Point slides and had additional questions on the steam tunnels.

Turner asked on the 4th box how much of this money has been paid. Dr. O'Connor says



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we are at 5 million plus already. Dr. O'Connor says the numbers they were using were an "opinion of costs". They don't know what will happen 5 years down the road. The Mayor says if we are going to do half the renovations then ideally we will do the other half. Dr. O'Connor says the entire project will be done in 13 months. The project manager stated the individual projects will be bid simultaneously and will be at today's prices. Mr. McVay stated they have done spot bidding to date. The Mayor asked how confident are we that we won't find additional surprises such as the crack in the boiler. The superintendent says they are carrying 5% over which seems responsible. The Mayor confirmed with Hindle who is on the JBC.

Ciotti asked about the older building and the new building what is the estimated price, Dr. O'Connor says they are running below the anticipated budget currently. Discussion ensued about the location of the underground tanks concluding they are on the side by the bus loop.

Scott wants to understand the various sequences of the project. We can now assume the price will not escalate any more. Dr. O'Connor won't guarantee it even though he has had all the engineers come thru and we believe the contingency will handle the unknowns.

Scott hates to see Dr. O'Connor referring back to the JBC; he thinks Dr. O'Connor should take responsibility. Hindle added we have Michael Bliss acting as Clerk of the Works. Hindle says the JBC has been meeting fairly regularly to do due diligence to provide the best number for the public and the council. They are very confident it will be completed in the 13 month time line.

Keays is looking at the funding and questioned the miscellaneous 1.6 million dollar amount. Laurie says it includes the clerk of the works, asbestos abatement, the tank removal, architectural fees, testing of the steel to double check it, plus a small allowance for furniture and equipment, the PA systems and furnishings. Keays asked what the clerk of the works does. Laurie says he is a very responsible individual and is their eyes and ears and works directly with the project superintendent and reports directly to her and the JBC.

Doris Grady would like to address the council. She wanted to reassure them she has been on 4 Woodman Park School committees as well as on the Middle School JBC. She thinks this has been an excellent experience. On the Middle School they never had the opportunity to find a way to lower the prices and she hoped she was not going to be in the same position of not being able to save money on the project. She wants to say for Mr. McVay that he has found a cheaper lower rate for several items. Mr. Bliss notifies them every single week by email on what went on for work. This has been a great help to the committee.

Some of the money has already been spent in the renovation part if it appears to look more than the actual costs. In 1997 she was on a committee and they had Team Design come in and evaluate all their buildings in the city and they were told it would be between 5 and 6 million just to renovate without the addition. The deterioration in the building is such that we have no idea what we are going to find. The new portion was easier to predict. She noted they have had a leaky roof since the 50s that has never been



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adequately fixed. By not taking care of the facility on time we are spending a lot of money. A new school would have cost 25-29 million; she thinks they are doing pretty well, no one new how much asbestos and how much mold was going to be found. She says these two people have saved all the money they possibly could. Hindle wants a first reading next week and a public hearing in March.

The Mayor has more questions about the upgrades. He wanted efficiencies in the upgrades in lighting and heating and operational savings. Laurie says the engineer has done some energy cost savings on operational items and let them know what the potential savings will be. Ciotti wanted to know what was going to happen to the roof on the old building, Dr. O'Connor says they are replacing it and upgrading the insulation in the roof including the canopy roof, this is an entire new roof.

Turner wants to make sure the "opinion of costs" is not something we use in the future. As we have several projects coming up, he listed several of them as this is a vague concept. He wants concrete bids. Dr. O'Connor says that was the design committee working with our architect; not Bonnette, Page and Stone.

The Mayor reiterated this is a unique project in the way it was bonded.

Keays thinks nothing has been done to the school for a good many years but he won't blame anyone. He would like to see the schools all redone, it is more important to keep what we have and take care of it. We can't keep bonding for new things; he is very much in favor of schools as they are important.

Cheney thinks besides the citizens on the JBC she is the newest member of the committee and this has been a unique and exciting experience for her. It was clear that Bonnette, Page and Stone were a good choice when they hired them last year. She listed items that were taken out. They have been able to rely on Michael Bliss and Keith McVay and they go with the most cost saving way.

2. ADJOURN

Hindle moved seconded by Keays to adjourn with all in favor at 8:43 PM.