

**Woodman Park Elementary School Addition & Renovations and SAU Retrofit
Joint Building Committee
Meeting #25
April 17, 2007
Dover, New Hampshire 03820**

- A. CALL TO ORDER:** A meeting of the WPS Addition & Renovations and SAU Retrofit Joint Building Committee was called to order on Tuesday, April 17, 2007 at 5:02 p.m. at the library at Woodman Park Elementary School.
- B. ROLL CALL:** Present were Jason Hindle, Carolyn Mebert, Doris Grady, Ray Bardwell, and Mark Geuther. Catherine Cheney was absent. Also present were John O'Connor, Superintendent; Laurie Verville, Business Manager; Patrick Boodey, Principal-WPS; Joanne Eaton, Facilities Manager; Michael Bliss, Clerk of the Works; Gary Goudreau, Goudreau & Associates; and Jim Kimball, BPS.

Woodman Park School:

- C. ROOM 118:** Mr. Hindle asked Mr. Bliss and Mr. Kimball what the issue was in room 118. Mr. Bliss stated this room was originally used as a storage room for the facilities dept. The room was going to be the Reading Recovery room; however, due to the steam issue in the room, they will be shifted to another room. He stated the other day someone noticed steam coming out of a couple of holes in the floor and also mentioned the ends of the tunnel showed steam coming out. Mr. Boodey mentioned someone in the building said there was 6" of water in the tunnel; Mr. Kimball and Mr. Bliss stated they had not heard anything about the water and if that is accurate. Mr. Bliss said there is no way to confirm the amount of water. Mr. Bliss mentioned someone also said this end of the building is real wet and this storage room had pallets in it to keep the supplies dry. He also stated it seems like it is a spring issue and believes it is coming directly from the ground and not from water running off the roof. The canopy is covering this section of space outside and water is moving away from the building. Mr. Bardwell asked if it was the steam that was causing the sauna like conditions in this room; Ms. Eaton stated it was a combination of both the steam and the high water table. She then mentioned the tunnel is an issue due to the asbestos and she is trying to find a company that will be able to come in and fix the leaks in the steam pipes along with abatement for the asbestos. Mr. Bliss said someone specializing in heating systems and working with asbestos needs to be found; Siemen's is not qualified for asbestos abatement and will no longer enter the tunnel. Mr. Bardwell then asked if it was possible to cut a hole approximately 2' x 4' or 6' and put a light down into the tunnel to see if the leaks can be located, fix the leaks and then patch the hole in the floor. Mr. Goudreau mentioned it would all depend on how the piping is laid out under the floor and if the layout is laterally. Mr. Bliss also mentioned it would also depend on the pitch. Mr. Goudreau then mentioned there were manholes throughout the lower level in the hallways and if someone needed to enter, these access points could be used instead of cutting a hole into the floor. Mr. Bardwell then asked about placing a manhole in this room, which could cost less. Mr. Bliss mentioned that once the steam system is shut down for good, the tunnel is going to be sealed tight and abandoned. Mr. Goudreau also stated there are already quite a few manholes throughout the building. Mr. Bardwell said it would still be less money to put in a manhole. Mr. Goudreau reiterated the fact the need to know where the pipes are before any drilling in the floor can be done. Mr. Kimball also mentioned the floor in the tunnel is still hot (with asbestos). Mr. Boodey said we still don't know where the steam is coming from. Mr. Bardwell then mentioned using a robotic machine with a video camera to map out where the leaks; that way no one would be physically entering the tunnel.
- D. WALK THROUGH OF NEW ADDITION:** The Committee members preceded to go into the new addition and started at the third floor. The rooms are sheet rocked and painted. The cabinets and shelving is being worked on now. On the second floor, Mr. Hindle asked about the water on the floor of one of the rooms. Ms. Eaton stated there were a couple of leaks throughout the building. Mr. Kimball said he believes it is from the roof because of a conversation with the roofer who said some of the edges

have not been completed. With the driving rain recently, water would have easily come in. Mr. Hindle then asked Ms. Verville what the section was adjoining the classrooms for; Ms. Verville stated it was a shared storage space and access to each room. Mr. Hindle asked if each room was to have an individual storage space; Ms. Verville said yes. As the members were walking down the stairwell to the first floor, Mr. Bliss mentioned the curtain wall / plastic has allowed some water in with the driving rain and that is the reason for some wet / damp spots in the stair well. On the first floor, half of it is being sheet rocked and the other half still has the metal framing showing.

The JBC members walked back to the library and the meeting continued at 5:35 p.m.

- E. APPROVAL OF MEETING MINUTES:** Mr. Hindle asked if there were any questions or comments. Hearing none, Mr. Hindle asked for a motion of approval.

Carolyn Mebert moved, Ray Bardwell seconded, approval of meeting minutes of April 5, 2007. An oral **VOTE PASSED: 5/0**

- F. LETTER FROM NHDES REGARDING DREDGE & FILL PERMIT:** Ms. Verville stated the attached letter was information for the members. She stated the letter is stating the Department of Environmental Services has accepted the application; however, it still needs to be approved by the DES Commission. The District is slated to go before the Commission on May 7, 2007 to discuss the project. Ms. Verville stated Dr. O'Connor and herself will be attending this meeting in Concord and Mr. Bardwell offered to go with them. Mr. Bardwell then asked if the committee wanted him to speak as a JBC member or as a citizen. Mr. Hindle asked if any of the other committee members had an issue with Mr. Bardwell speaking on behalf of the JBC; there were no objections. Mr. Hindle told Mr. Bardwell to feel free to speak on behalf of the JBC. Mr. Bardwell then asked Ms. Verville and Mr. Bliss if he could have a copy of the site plan with the paving and other information regarding the request sent to the State. Mr. Geuther asked if hadn't we have already gone in front of the DES; Ms. Verville said it was for minimum impact.

- G. ASBESTOS ABATEMENT BID RESULTS:** Ms. Verville said Kara from RPF was at the bid opening to review the bids received. (Ms. Verville also mentioned this was part of the agreement with RPF on writing the specifications and advice). She continued by stating Lump Sum #1 was for removal of insulation around all steam pipes visible or designated and areas of floor tile and mastic shown on the plan that would be drilled or removed. Lump Sum #2 is for the removal of all insulation and all VCT floor tile and mastic throughout the school. Mr. Bliss then mentioned lump sum #1 figures included all designated areas for VCT tiles and mastic and all pipe insulation. Dr. O'Connor asked if that price was for throughout the building also; Mr. Bliss said it was. Mr. Bardwell then asked if #1's figures were included in #2's figures; Mr. Bliss stated they were. He then said there was a benefit to having all of the insulation and VCT floor tiles and mastic removed. Mr. Goudreau mentioned that Tri State was considerably lower than the other companies and concerned him. Mr. Bliss said during the walk through, everyone was shown the work that needed to be done; he also mentioned after the walk through Kara said she had concerns with Tri-State and if they had enough crew to do the work in the time needed and safely. Kara later came out stating the company has also had several fines against them for poor quality or incomplete work. Ms. Verville said they were indicted and there is a difference between being fined and indicted. Mr. Goudreau said even if he didn't have that information available, he would still be nervous with their price. Ms. Verville stated the specifications had the information from the Dept. of the Environment stating exactly what was needed. Mr. Geuther asked if it was a mandatory walk through in order to bid; Mr. Bliss stated it was. Mr. Bliss said the specifications were written in a way that made it very clear on what was needed for submittal. Ms. Verville said she called the Dept. of Environment for information on Air Quality Experts and said Mr. Thompson of Air Quality has been certified since 1985 and he does not have any violations. Ms. Verville also mentioned we are carrying a budget of \$205,000. Mr. Bliss mentioned the alternate rates included 300' of pipe insulation with the assumption that it is there. He stated the cost would be the lump sum price plus alternates to give the overall price. Mr. Goudreau asked if Alt 4 & 5 were per linear footage; Mr. Bliss said it was. Mr. Geuther asked if the lump sum #2 was cleaning up the mess left behind from the previous abatement that the work was not on completed; Mr. Bliss said it was. Mr. Bardwell asked when all this would be

completed. Mr. Bliss said it would be spread out over the project. However, as soon as school is out, BPS would like to start on the ground floor and work on the floor during summer break. Mr. Bardwell then asked about having this company look for the steam leaks in the tunnel and charge by the linear foot. Mr. Bliss said he could look into it if the members wanted him to. (No comments were given for Mr. Bliss to proceed.)

Mr. Bliss mentioned the sooner we award the bid, the sooner the company can submit the paperwork to the State. BPS and he would like to see this done in advance of summer; this way BPS could have a leg up on the work. Mr. Bliss also stated the crew would be working during off hours when school is in session. Ms. Grady asked about the price for the lump sum #2; if they are working on removing the VCT floor tiles and mastic how is price determined if more tiles are found. Mr. Bliss said specific square footage and locations were given to those who attended the walk through and it was for everywhere in the school with VCT and mastic. Mr. Goudreau also stated they are aware of where all the VCT is and can tell by visually looking at the tile. Mr. Geuther said he believes what Ms. Grady was asking was you gave a specific square footage and received unit prices for the specific footage. However, what if you come across 500' of tile tucked away in a closet somewhere that no one was aware of, is the clean up cost for that 500' part of the lump sum #2 figure. Mr. Bliss said it would be one of the alternates. Mr. Hindle asked if there were any other questions or comments. Hearing none, Mr. Hindle asked for a motion of approval.

Ray Bardwell moved, Doris Grady seconded to hire Air Quality Experts Inc. for \$125,000. A roll call **VOTE PASSED: 5/0**

H. DISCUSSION & APPROVAL FOR CHANGE PROPOSAL #8: Ms. Verville asked Mr. Goudreau if this was due to insufficient lighting somewhere. Mr. Goudreau stated on his plans it reflected four recessed ceiling lights; however, the electrical engineer did not pick up on this fact and left it off the electrical engineering plans. Mr. Bardwell asked if the engineer could pick up the cost of the change order where it was an error they made. Mr. Goudreau stated they couldn't because no lights were purchased due to being left off the scope. The cost for each recessed light is \$350. Ms. Grady asked if anyone had any other discussions on this because she is wondering how many \$1,500 change orders are out there the committee is not aware of. Ms. Mebert asked who was in charge of the whole project; Mr. Goudreau stated it was a coordination of his work and theirs, (the electrical engineers). Ms. Mebert then asked if there was any further checking after the electrical engineer finished his drawings. Mr. Goudreau said that he (Mr. Goudreau) makes the final coordination check before the drawings go out to bid, but after that, no other checks were made. It would have been a different situation if the four recessed lights were on the electrical engineers drawings when it went out to bid. Mr. Goudreau mentioned his drawings are not perfect. The architect's reflected ceiling plans are used to show where lights, mechanical diffusers, exit lights, etc. go for the electrical engineers. He placed the four lights where he thought they should go because there was no lighting in that area and it was needed. He does not know why, but the electrical engineer never picked up on this change. Ms. Mebert stated they should have but didn't and asked if BPS should pick up the cost of this error. Mr. Goudreau stated BPS should not be responsible for this charge. Ms. Mebert said she is looking for a place to put blame and is really asking whose fault it was that this was missed. Mr. Goudreau said if the members wanted to place blame somewhere, it should be put on Goudreau & Associates. He also mentioned if the members are looking for perfect plans to go out with no mistakes every time, he feels that is unrealistic. Mistakes are made and there is never going to be a perfect set of plans/drawings. He also said it was his job to make the best effort to save the project money. He asked if the committee members looked at the charges for extras due to design omissions, not the changes being made like the floor drains, he believes this project is less than 1% or even .5% and believes that is good. Ms. Mebert then said she didn't mean she was looking to place blame, that wasn't the best way to word it. She asked if the sub-contractors look over their work. Mr. Goudreau stated his company does the final check on the drawings and everyone missed this. Mr. Bardwell asked about the contingency fund and isn't there one for this sort of thing. Mr. Goudreau said the owner carries the contingency fund for situations like this. Mr. Bardwell questioned if BPS had one; Mr. Goudreau said they did but this cost would not fall to them. He also said he takes pride in keeping numbers as low as possible for the people he works for while still keeping

high standards on workmanship. Mr. Hindle asked if there were any other questions or concerns. Hearing none, Mr. Hindle asked for a motion of approval.

Carolyn Mebert moved, Doris Grady seconded approval of payment for Change Order #8 for the 4 recessed lights in the amount of \$1,500. A roll call **VOTE PASSED: 4/1 (Bardwell opposed)**

- I. APPROVAL OF E-MAILS REGARDING STORAGE TRAILER:** Ms. Verville mentioned that Mr. Boodey and she had a meeting with Huff Moving and asked for them to come in to take a look at what materials needed to be moved out of the library and the storage area right next to the library. She asked them to come up with a couple of prices. Donna Valpey from Huff Moving & Storage e-mailed Ms. Verville several prices. Ms. Verville stated for three men to pack the materials the cost is \$652.50 with an additional charge of \$200.00 for the storage totes for a total estimate of \$852.50. She said the second price was for the materials to be moved to the temporary room, which will be the current music room with the use of a truck/dolly for \$1,625.00 and the third price is to move the items into a storage trailer at a cost of \$2,880. Ms. Verville said since it needs to be done, there needs to be a discussion on what to do. Mr. Boodey said his thought process was to place the materials in stacks and wrap them, put them on a wheeled dolly and place them in the temporary storage area. He does not want to use the trailers due to moisture and humidity during the summer and the odors the books would pick up and possibly ruin some of the books. There are many books that would not be able to be replaced. He also mentioned the new library will be opened at some point so the materials would not be in temporary storage for long. He also stated he talked with the librarian and she said she was willing to come in and do the packing of the materials herself, this way she will know what books are in the boxes. He said they are looking to begin this process the first day of summer after the last day of school and stated many of his staff are willing to donate their time for free. He said he does not feel moving the totes and other materials should be left to the librarian, it is not safe. Ms. Verville then mentioned to the members that the \$1,625 does not include moving the items from temporary storage over to the new library. Dr. O'Connor then mentioned there is a method of stacking the materials on top of each other and taking 24" wide plastic wrap moving it up and down the pile. Mr. Boodey said that was the process described to them. Mr. Geuther asked about the 6 men and the truck and if the truck was a gas truck or dolly. Mr. Boodey said the truck would be used if they were to use the outside storage. He mentioned again his recommendation to keep the books inside out of the elements to keep them from being damaged. Ms. Verville said she is looking at a total of \$2477. Mr. Bardwell said that was for moving 100 totes to the small room. Ms. Verville said it was also for the labor and wrapping. She also mentioned she explored internally with other School Districts for suggestions; she said Portsmouth School Dept. came up with having each student check out a book or two for the summer, which was dismissed. Dr. O'Connor asked if the committee would be willing to authorize the move with money value to pay for the wrapping and moving with a "not to exceed" amount and Ms. Verville could look further into the pricing. Ms. Verville said she did have a discussion with the company and told them not to quote by hours but by the project. Ms. Grady then said this price could possibly double because the items will need to be moved to the new library from the temporary storage. Ms. Verville said there would be another charge but would not be double because all that needs to be done is moving the materials, everything else has already been done. Mr. Geuther asked if this was already budgeted under moving; Ms. Verville said it was. Mr. Bardwell motioned to approve \$3,500 for the whole thing. Ms. Grady asked if at the end of the school year some of the materials could be stored in the new library. Mr. Bliss said BPS doesn't want anything in the new library because of testing. Mr. Bliss also mentioned BPS needs the current library immediately after school is released to begin their work. Mr. Kimball said there has been a lack of time to be able to get some of the work done because of only two vacation weeks they had available. Ms. Verville mentioned to put a cap on the quote of \$3,500 and she would go back to Huff to see what she can do for final numbers, which includes the final move from temporary storage to the new library. Mr. Geuther asked where the monies for this would come from. Ms. Verville said it would be coming out of the owner's contingency for Phases II & III. Mr. Goudreau then asked if the monies from 2005 were lumped into this contingency; Ms. Verville said it was. Mr. Hindle then asked Mr. Boodey if the librarian might be in need of volunteers to help pack because he would be happy to volunteer some of his time to help. Mr. Boodey mentioned he could get a list of volunteers,

which he believes has already been started. Mr. Geuther asked about possibly using volunteers to move the items from point 'A' to point 'B'.

Ray Bardwell moved, Carolyn Mebert seconded, to have the School District go back and review the cost with Huff Moving & Storage and place a cap of \$3,500 for moving the items to both places,. A roll call **VOTE PASSED: 5/0**

J. CIP FINANCIAL REPORT: Ms. Verville read the following into record:

Ms. Verville reported the balance of the FY 2006 CIP account as of April 12, 2007 is \$79,492.31; which remains unchanged.

Ms. Verville reported the balance for the FY 2007 CIP Account as of April 12, 2007 is \$3,275,062.47. Ms. Grady asked if we were going to make it with the monies remaining. Mr. Goudreau said he didn't see anything that would put them over the \$3 M. Ms. Verville asked Mr. Kimball if he could ask Mr. McBey for a comparison of the original budget versus what the costs are currently. Mr. Kimball asked if she was looking for a bid tabulation; Ms. Verville said she was. Mr. Hindle then asked if Ms. Verville could have for the next packet monies appropriated to date by the JBC; Ms. Verville said she would have that available.

Mr. Hindle asked if there were any questions or comments regarding the CIP reports. Hearing none, Mr. Hindle asked for a motion of approval.

Mark Geuther moved, Carolyn Mebert seconded, approval of the CIP Financial Reports. An oral **VOTE PASSED: 5/0**

K. PAYMENT OF BILLS:

Mr. Hindle read the following payments into record:

- a. Infinite Imaging Invoice #727 dated 3/19/07 for \$153.19

Mr. Hindle asked if there were any questions or comments regarding the bill. Hearing none, Mr. Hindle asked for a motion of approval.

Ray Bardwell moved, Carolyn Mebert seconded, payment to Infinite Imagining in the amount of \$153.19. A roll call **VOTE PASSED: 5/0**

- b. Direct Payment to Cocheco Printworks for a total of \$831.10 for the following invoices. (Invoice #28148 dated 2/21/07 for \$625.83; Invoice #28219 dated 3/6/07 for \$43.20; Invoice #28268 dated 3/13/07 for \$46.77; and Invoice #28317 dated 3/20/07 for \$115.30)

Mr. Hindle asked if there were any questions or comments regarding the invoices. Ms. Grady mentioned she felt there was a lot of money being paid to Cocheco Printworks. Ms. Verville stated some of the sets of plans were for RPF for the abatement and there are sets she needs to keep on file at the SAU office. Mr. Bliss mentioned he had two full sets; he keeps a full set in his trailer and the second set he broke down and has on-site. Mr. Hindle asked if there were any other questions or comments. Hearing none, Mr. Hindle asked for a motion of approval.

Carolyn Mebert moved, Ray Bardwell seconded, payment to Cocheco Printworks in the amount of \$831.10. A roll call **VOTE PASSED: 5/0**

- c. Bonnette, Page & Stone App. #7 dated 2/28/07 for \$563,267.00 (\$563,267.00 less retainage of \$38,170.60 amount being paid at this time \$525,096.40)

Mr. Hindle asked if there were any questions or comments regarding the bill. Mr. Bardwell asked Mr. Bliss if he had a chance to take a look at the work listed on the application. Mr. Bliss stated both he and Mr. Goudreau look at the applications before sending them to Ms. Verville for payment. Mr. Hindle asked if there were any other questions or comments. Hearing none, Mr. Hindle asked for a motion of approval.

Mr. Geuther moved, Mr. Bardwell seconded, payment to Bonnette, Page & Stone in the amount of \$563,267.00. A roll call **VOTE PASSED: 5/0**

- L. UPDATE BY MICHAEL BLISS, CLERK OF THE WORKS:** Mr. Bliss said that after the walk-through, the members could see Phase I is still on schedule. He stated the big emphasis right now is taking over the school and being finished with that work before the start of school the end of August. Currently there are two supers from BPS on-site and are planning out the completion of the work schedule. Since the abatement has been awarded, once the company is notified, they can begin the paperwork with the State so they can begin working on the abatement as soon as possible. Mr. Bliss did mention there are areas outside the building they can work on while school is in session; however, it would be during non-school hours. He mentioned that BPS originally planned on working on the ceiling in the gym during the summer of 2008; however, they would like to begin demolition of the ceiling this summer by taking out the underside of the roof giving them a chance to work in the ceiling over vacation reducing the work load in 2008. They tested paint chips found lying on the ceiling tiles and found it contains lead, which has to be removed. He also mentioned the removal of lead paint has different guidelines under OSHA rules and are not the same as structural abatement. RPF has talked with two companies involved in lead abatement and today he received a quote from RPF of \$25,000 - \$35,000 to remove all the paint. The higher end is if they are not able to get the lift into the gym; it is all going to depend on clearance. He said there would be an additional \$2,000 for RPF for testing. Mr. Bliss said the concern is setting up the containment area and once up, the ceiling would come down. He also mentioned where the percentage of the ceiling is huge, if there is very little lead, the materials could be classified as demolition material and not special materials, which are handled differently. He stated these prices are for hand scrapping; however, sandblasting is also an option that would be quicker and would get all paint off the steel. Issue would be the particles would be in the air and would have to be kept out of the rest of the building. I beams, angle brackets, bracing, etc. are some of the structure that needs to have the paint removed. Given the extent of work, it definitely needs to be done this summer when no other work is being done in the gym. This will also allow for ductwork to be done over vacations and during the summer of 2008 the air handler would be removed. Until then, the air handler is needed for airflow in the gym. Mr. Goudreau asked if there were any ideas on how to protect the fibrous board. Mr. Bliss said if sandblasting were used, they would need to stay away from it the best they can. Mr. Kimball mentioned most companies use a hand-held guard. Mr. Goudreau said the fibrous board is over 50 years old and is very dry and it would not take much to put a hole in it and that would not be good. Mr. Bliss then stated this was priced out quickly and was for scrapping; he stated it could be cheaper if sandblasted. Mr. Kimball also mentioned the load on the floors. Mr. Goudreau said he was more concerned with damage a lift might cause to the floor. Dr. O'Connor said if the weight were uneven it would cause the floorboards to come out of alignment. Mr. Goudreau said when working on the gym at Garrison, they were told to put plywood down to distribute the weight evenly. Dr. O'Connor then asked about the fire retardant material he has seen used at other gyms and if this could be used to cover over the existing paint. Mr. Bliss said the paint is already in bad shape with a lot of chipping and any material put on top of this would be as good as the base. Dr. O'Connor then asked about putting another ceiling up; wouldn't it be less money than scrapping/sandblasting and painting everything over. (**RECORD NOTE:** Catherine Cheney arrived at 6:30 p.m.) Mr. Goudreau said flakes of paint are on the ceiling tile now, putting in a new ceiling you'd still have the same problem. He also stated having the room without a ceiling is better; he feels the current ceiling is too low. Mr. Bardwell asked if it were done by the end of the summer, would it be open again for students to use; Mr. Bliss said it would be. Dr. O'Connor asked if BPS would be going out to bid for the lead paint. Ms. Verville said it is an individual bid and would be done through the SAU office. Mr. Bliss stated the painting contractor hasn't been hired yet and RPF suggested possibly using a painting company that was also licensed to remove lead paint. Mr. Geuther mentioned most painting companies aren't licensed for the removal of lead paint. Mr. Kimball said the bid went out when the ceiling was still up; however, the demolition needs to be done in they gym this summer or it could cause delays in 2008. He hasn't looked into the full extent of the job because it just came to their attention on Friday. Mr. Bardwell suggested bidding separately for the sandblasting. Mr. Bliss said the SAU is responsible for this and not BPS. Mr. Bardwell asked about excluding painting contractors where one will be hired by BPS. Mr. Geuther asked if the base was included. Mr. Goudreau said it would be the ceiling down and all prep

work. Mr. Geuther asked if the painting of the ceiling was already included in BPS bid price; Mr. Kimball said it was. Mr. Bardwell said he would think sandblasting would be cheaper and faster. Mr. Goudreau reiterated there is existing fiberboard decking (with gypsum above it) exposed there and if sandblasting is used, it could hit the fiberboard and destroy what is up there because it is so old and brittle. If that happens, there will be other concerns and costs because the gypsum is part of the roof structure and is needed. Mr. Bliss mentioned he is working with RPF on the lead paint situation. Mr. Geuther asked if this could go out to bid without any of the demolition being done or companies seeing what the full extent of the job is. Mr. Goudreau mentioned he has a pretty accurate layout of the steel and there is plenty of room to walk around up in the ceiling with catwalks, so companies can walk around and look at the job. Mark Geuther motioned to go out to bid to abate the ceiling above the gym, Ray Bardwell seconded. Ms. Verville said RPF should write the specs, which generally runs around \$400.00 to write the specs and advise. Mr. Hindle mentioned where Ms. Cheney arrived late during this discussion, she would abstain from voting.

Mark Geuther moved, Mr. Bardwell seconded, to go out to bid for abatement on the lead paint in the gym ceiling and to have RPF write the specifications and advise. A roll call **VOTE PASSED: 5/0**

- M. PROGRESS REPORT BY BONNETTE, PAGE & STONE:** Mr. Kimball said Mr. Bliss covered a lot of what is happening. The finishing work is under way and the floor finishes are expected to start in 1 – 1-½ weeks. Corridor work on the first floor is to begin next week. He said there are still a few preparations that need to be done; however, the tightest schedule is this summer for this floor (ground floor in existing building).

Mr. Bardwell said after the April 5th meeting, he asked Ms. Verville if the shut off valve could be placed near the boiler. Mr. Kimball and Mr. Goudreau both said that is where it is going to be placed, one on either side of the RPZ valve. Dr. O'Connor said at the last meeting he was under the impression it would be outside and the area would need to be kept clear. Mr. Kimball said there is still going to be a shut off valve outside; however, there are also going to be the two on either side of the RPZ valve inside. Mr. Bardwell asked about raising the boiler another foot off the floor. Mr. Goudreau said it is already up at 16" and there is space constraints they have to be careful of. They also have to be aware the new system has to be able to plug into the existing chimney. Mr. Geuther stated he had to leave but had a question regarding the process on the design-build for the SAU and if it was the intention of the committee to set up interviews. Ms. Verville said that was what she had planned to do where there were only three companies that responded. (**RECORD NOTE**: Mr. Geuther left the meeting at 6:45 p.m.).

- N. OTHER:** Mr. Hindle opened the discussion for room 118. Mr. Bardwell asked if Mr. Goudreau and Mr. Kimball if there is a best way to fix the steam leaks. Mr. Goudreau said the first thing is to get the leaks fixed before the remedial work is done. Ms. Verville said if there is a way to use a camera; she feels it would be the safest and easiest way to locate all the leaks. Mr. Kimball asked Mr. Bliss if he has had a chance to research the mechanical for confined space and hazardous materials; Mr. Bliss said he has not. Mr. Bardwell asked about having a person for documentation purposes. Mr. Goudreau said it might be difficult to find someone willing to go down in the tunnel with the steam and asbestos hazard. However, if there is someone willing to do it, having a camera to document where the leaks are. Mr. Kimball said an active steam leak is not a good situation. Mr. Bardwell asked again about boring holes in the room to have a look. Mr. Goudreau said he still does not feel good about the procedure because of the pipes and not knowing the exact location. Ms. Mebert asked when this work has to be done, because when the boiler gets shut down, there will no longer be a problem. Ms. Verville stated we also don't know what is festering down there. Mr. Bardwell asked about just using the room as storage with pallets on the floor to keep items from direct contact with the cement. Mr. Bliss said it needs to be done soon because the boiler will be in use for one more heating season and they want to avoid any major breakdown. Ms. Cheney asked if this was actually a JBC issue. Mr. Goudreau said this is a similar situation as the boiler, where it has been deferred maintenance that is now causing major issues. Mr. Bardwell asked to bounce it back to Mr. Bliss, Mr. Goudreau and Mr. Kimball to look into this and if a special meeting needs to be called for this issue; then the committee will meet to discuss the problems and solutions.

Mr. Kimball then mentioned the crack in the wall is a separate issue, but is also an easy solution to fix. Mr. Boodey then asked once the cold weather stops, the boiler would be shut off and said it would make finding the leaks more difficult. Phase I will be completed soon and not heating with the system so it has to be shut off sometime. Mr. Kimball said there is a need to discuss further options available and would look into what options are available. Mr. Hindle asked to be kept abreast and if an emergency meeting is needed it will have to happen.

Mr. Hindle closed the discussion on Woodman Park Elementary School at 6:50 p.m.

SAU Office Renovations:

Discussion on the SAU renovations began at 7:10 a.m.

- O. E-MAILS:** Ms. Verville mentioned the two e-mails were from Horne Construction and A.J. Martini advising us they would not be participating in the project. She attached the two e-mails for the committee's information. Mr. Hindle stated where Horne Construction did not send in a bid; Mr. Geuther can continue to serve on the committee for the interview process. Mr. Hindle then said to place the e-mails on public record.

P. PAYMENT OF BILLS:

Mr. Hindle read the following payment into record:

- a. Cocheco Printworks Invoice #28295 dated 3/16/07 for \$315.72

Mr. Hindle asked if there were any questions or comments. Ms. Verville stated these copies are records for the School District and is for internal use only. The specifications mentioned anyone interested in bidding had to pay for their own copy. Mr. Hindle asked if there were any other comments or questions. Hearing none, Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Ray Bardwell seconded approval of payment to Cocheco Printworks in the amount of \$315.72. A roll call **VOTE PASSED: 5/0**

- Q. SAU OFFICE DESIGN BUILD BID RESULTS:** Mr. Hindle said there were a total of three bids received. Ms. Verville said she was rather surprised Engelwood's bid was sparse. Mr. Bliss said he received a call from Tom Budzinski of Engelwood asking to have a walk through because he was out of town during the mandatory walk through; however, there was representation from the company. Mr. Bliss set up the walk through and Mr. Budzinski asked to go into the attic. Mr. Bliss said during the original walk through he told everyone if they were interested in looking at the attic space to call him to set up a time to go over. Mr. Budzinski phoned him a couple more times with questions. Mr. Bliss said he is not sure of his position in the company, but he came out of retirement because he was bored and was a contractor for many years before his retirement, so he's not surprised the bid is 'loose' and said it suffers because he did the changes on the map himself versus those who had real architects. Mr. Bliss mentioned out of all the companies, BPS came in the highest; however, they also did the best breakdown on monies. However, more information is needed from all three companies. Mr. Bardwell asked how long Engelwood has been in business. Ms. Verville said she has not had time to research them and did not know. Ms. Mebert said she would really like to experience what we've had so far with BPS. She mentioned when the committee went to the City Council the additional funds, Mr. Scott and another Council member asked if the JBC knew if people were being paid twice for a job or not. She said it made her think more about the process and would like to see the same thing as what we have at WPS. Ms. Verville said the SAU is a design/build and not construction manager. Ms. Mebert then asked if the committee has been happy with BPS and are there any questions raised that can be asked to the other companies. Mr. Hindle said he has concerns with the manpower if we went with BPS; do they have enough personnel to be able to do both jobs and keep on schedule. Ms. Verville said her concern when they first hired BPS was if WPS would suffer because they were already committed to Raymond. Ms. Mebert said she likes Mr. McBey and thinks he has done a fine job and he seems to be great there

because of the interaction he has with the students. However, he has been a little squishy when it comes to getting numbers and the financial information from him. Ms. Grady said of all the Joint Building Committee's she has been on; she has had the best experience with BPS than with the other companies. The addition at the high school was not good with the company hired and at the middle school it was really bad. Mr. Hindle mentioned he has been on the committee since 2000 and was there for the design/build for the alternative school and freshman academy and they both have problems. Ms. Grady said at the same time, out of all committees she's been on, Mr. Bliss has made a big difference with his notes on what's going on and sending everyone e-mails with updates. Mr. Bliss then mentioned he was going to speak up on behalf of Mr. Goudreau regarding the lights; however, did not. He said there is a big difference compared with other architects he has worked with. He said Mr. Goudreau is picking up a lot of things that most architects don't pick up and believes he has done a good job on this project. Ms. Mebert mentioned all of the change orders generated on little things that were missed by Mr. Goudreau and the engineer at the end of the Garrison project and doesn't want to see it with this project. Ms. Verville said he is using different practices and has learned to work with Dover. Ms. Grady asked Ms. Verville if she has had a chance to investigate Ferd Construction; there was something familiar to her about them. Ms. Verville stated she has not had a chance to. Mr. Hindle said he's assuming the next step is to invite all three firms for the interview process. Mr. Bardwell stated he would prefer not to invite Engelwood because there is so little information available and would actually like to hire a company tonight if possible. Mr. Hindle said before Mr. Geuther left, he specified the process and we told him there would be an interview process. Ms. Grady asked does the committee want to interview all three companies. Ms. Verville said she would like to because one firm may come up with something the other two did not think of that the committee likes. Mr. Bliss suggested when contacting the companies for the appointment, to make sure they bring their team with them. Ask Engelwood to bring the designer to the meeting so they can sell us as to why their company is the best, BPS where they were the highest would have to defend. Mr. Bliss then mentioned Ferd Construction has Team Design as the architect and many people know Team Design. Ms. Grady spoke up and said she did not want Team Design as the architect because of the bad experience she had on the JBC for the middle school. Mr. Bliss suggested still inviting them for the interview process and asking what they learned from that experience. Ms. Verville said she wonders what the circumstances were to push them to him. Ms. Grady said the ex-mayor was on the JBC along with Paul Mauceri, who was the principal at the time, and the committee was supposed to determine the arrangement of grade levels at the middle school. She said at the next School Board meeting, Team Design was giving their presentation and she found out that Dan Bisson and Paul Mauceri had already made the decision without consulting half of the committee members. She also said they would come to a meeting saying this needed to be ordered and they needed a decision that night and this is what they were going to use, no choices were given for colors, design, windows, etc. Ms. Grady apologized, but stated she had a very bad experience with them and would rather not deal with them. Mr. Hindle said the direction of the JBC is to choose a firm at the following meeting. Ms. Verville then mentioned when she was first on board as the business manager, she received a call from Mr. Bisson and she said it seemed he was walking on eggshells with her. She had the impression he was not sure if he had hurt his relationship with the School District. Mr. Bardwell then asked Mr. Bliss if he was going to be the C.O.W. for the SAU retrofit; Mr. Bliss stated he was. Mr. Hindle asked if he had the time to do both projects; he didn't want either project to suffer delays. Mr. Bliss said it would not be a problem. He said Ms. Verville approached him to ask if he would be the C.O.W. for the SAU retrofit and he agreed. He also advised her at the time, that at some point, he would be overseas for two weeks.

Ray Bardwell moved, Catherine Cheney seconded, the interview process for all three companies. An oral **VOTE PASSED: 5/0**

Mr. Hindle said previous interviews were either completed on the weeknight or on a Saturday during the day and was usually when there were six or more companies. He said they will each be given a ½ hour for their presentation with 15 minutes to answer questions. Mr. Bardwell asked if a checklist would be available. Ms. Verville said the committee came up with a series of questions to ask for the last interview process. Ms. Verville also said she would put in the letter to the companies the groundwork of information originally in the specifications and left out. She will also advise them they have ½ hour for their presentation with 15 minutes of questions from the committee members. Mr. Hindle said when

the interviews for the alternative school were conducted; they had a list of the bidders and used a number scale evaluation. Mr. Bardwell asked if the electrical & mechanical engineers should also be at the interview. Mr. Bliss said they didn't because of the size of the job. Mr. Bardwell asked if we could request Engelwood to bring more background with them to the meeting. Ms. Verville said she would reiterate strongly to all bidders about the specs, focus on criteria, bring a list of key personnel, and references. Mr. Bardwell then mentioned he noticed that Engelwood didn't submit four items. Ms. Cheney said it happens sometimes just so a company can get a foot in the door. Mr. Bliss said even though Engelwood's bid package was sparse, the others had a nice presentation but was also excessive.

Mr. Hindle said he would like to set up the interviews for 45 minutes each for two weeks out. He would also like the interviews to be the only item on the agenda and asked the other members if anyone had a problem with scheduling two meetings for the same week on Tuesday and Thursday. There were no objections.

R. CIP FINANCIALS: Mr. Hindle read the following into record:

Mr. Hindle reported the balance of the FY 2008 CIP account as of April 12, 2007 is \$499,851.98. Mr. Hindle asked Ms. Verville if that included tonight's expenditure. Ms. Verville stated it did not. Mr. Hindle asked if there were any questions or comments. Hearing none, Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Carolyn Mebert seconded, approval of the CIP Financial Report. An oral **VOTE PASSED: 5/0**

S. NEXT MEETING: The next meeting for the JBC is scheduled for Tuesday, May 8, 2007 at 5:00 p.m. at Woodman Park School in the library.

There is also a non-public meeting scheduled for Thursday, May 10, 2007 at 5:00 p.m. at the Office of the Superintendent.

T. ADJOURNMENT: Carolyn Mebert moved, Catherine Cheney seconded adjournment of the JBC Committee at 7:40 p.m. An oral **VOTE PASSED 5/0**

Respectfully submitted,

Jason Hindle/pb

Jason Hindle, Chair
Joint Building Committee
JH/pb