

**SAU Retrofit Joint Building Committee**  
**Meeting #27**  
**May 21, 2007**  
**Dover, New Hampshire 03820**

- A. CALL TO ORDER:** A meeting of the SAU Retrofit Joint Building Committee was called to order on Monday, May 21, 2007 at 5:05 p.m. at the office of the Superintendent.
- B. ROLL CALL:** Present were Jason Hindle, Carolyn Mebert, Doris Grady, and Ray Bardwell. Also present were John O'Connor, Superintendent; Laurie Verville, Business Manager; and Michael Bliss, Clerk of the Works. Mark Geuther arrived at 5:10 p.m.

**SAU Office Renovations:**

- C. 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 Cheney moved, Doris Grady seconded, approval of meeting minutes of May 10, 2007. An oral **VOTE PASSED: 5/0:**

- D. AWARDING OF SAU DESIGN/BUILD BID:** Catherine Cheney moved to award the bid for the SAU Retrofit to Bonnette, Page and Stone; Doris Grady seconded.

Mr. Bardwell asked if the insurance portion had been straightened out with Bonnette, Page & Stone. Ms. Verville said the insurance portion has been straightened out. She also mentioned she received a preliminary budget worksheet earlier today from BPS (copies were handed out to all members). Ms. Mebert then asked if everyone was comfortable with the work being done over at WPS and asked Ms. Verville if she has an issue with not receiving the numbers from Mr. McBey. Ms. Verville said from a business manager's point of view, not receiving the numbers is an issue. She also mentioned she hasn't seen all of the bid tabulations that was requested of Mr. McBey back in January, maybe even December. Ms. Verville said a different method of delivery would be used for the SAU offices. The work will be done and the company hired by the JBC will tell us what we get for upgrading items. Ms. Verville's question was could we upgrade materials for the same numbers. Mr. Hindle mentioned at the previous meeting there were concerns on if there would be a separate team working at the SAU and believes the answer BPS gave satisfied everyone's concerns. Ms. Mebert mentioned the first two bidders interviewed wanted to expose the brick wall and fix it up. However, Mr. Goudreau stated the bricks we wanted exposed the mortar was uneven and it would be expensive to bring the bricks up to a standard to show off. Mr. Bliss then mentioned BPS are masons and what may look ugly to them looks good to us. He also reminded the committee Mr. Goudreau called for facing; however, there are globs of mortar throughout the wall and believes they are telling us this as professionals because the bricks were not meant to be exposed. Mr. Geuther then stated he believes BPS & Mr. Goudreau did not want the expectations to be high if it can't be done the way the committee wants it. Ms. Grady pointed to the brick work on the chimney in the superintendent's office and stated the bricks over at the McConnell Center will never look as good as these do.

Mr. Bardwell then asked about having a heads up meeting with BPS to see if the wall is salvageable and also look into the upgrades on materials. Mr. Hindle mentioned both companies are willing to have multiple meetings with SAU staff and the JBC committee to go over the design and what is wanted. Ms. Mebert asked if three renderings from Mr. Goudreau had been received. Mr. Bardwell asked if she was asking about renderings or floor layouts; Ms. Mebert said the floor layouts. Ms. Verville said he was working on them and what was wanted. Dr. O'Connor then voiced his concerns about the current renovation project over at WPS. They all knew additional monies would be needed for the WPS construction and renovations; however, Dr. O'Connor was surprised at the 33% increase. He also stated he is aware the SAU project is a smaller project and felt during the interview process BPS was just

talking about average quality renovations and didn't feel it was going to be higher end quality products being put into the renovations. Ms. Verville reminded everyone that 1/3 of the \$500,000 is devoted to electrical, plumbing and heating upgrades. Mr. Bliss said during the walk through with the three companies, they were looking at putting up, fixing and painting the walls, which neither is of high quality. Dr. O'Connor is wondering if we were going to experience the same issues as WPS's project. He mentioned problems with Goudreau & Associates on different projects throughout the district where things had been left out, whether it was his error or not. He feels an architect is hired to prevent these issues. It was suggested to use other contractors to spread out and not make it seem we are going to use the same contractor every time we go out to bid on a project. Dr. O'Connor mentioned Martini Northern was used for the new addition at DHS a couple of years back. Ms. Verville said he raised an important issue; she mentioned Dan Bisson made a point about using local talent. Mr. Bardwell then asked if the design phase is going to happen now or are we going to wait. If we are going to move forward now, we need to get together with Mr. Goudreau to tell him what is wanted. Ms. Grady asked if a specific amount was put in the bid for the renovations costs. Dr. O'Connor mentioned we did the bid with a maximum cost of \$325,000 to see what we would receive for that cost. Ms. Grady then said this is what the companies developed their quotes on, so the committee cannot expect the Taj-ma-hall at that amount. If as a committee we are expecting more than the amount on the bid, maybe another bid needs to go out or find middle ground somewhere. Mr. Geuther mentioned there would be the cost for new furniture on top of the renovation costs; Ms. Verville mentioned the costs for telecommunication is not included in the bid price. She also mentioned the FF & E and looking into that portion because of phone lines being moved in parts of the district to the McConnell Center along with going wireless. Dr. O'Connor said he was hoping to discuss tonight the quality of materials; for example the grade of carpeting. Dr. O'Connor also mentioned this is going to be a one shot deal and things need to last a very long time. Usually when items come up for being replaced, the schools win out over the SAU every time. Mr. Bardwell asked if an amendment could be done to state the level of materials to be used and if the company couldn't meet it, the bid would not be awarded to them. Mr. Bliss stated both Ferd & BPS were similar, what the committee needs to do is pin down all the questions on what they want to see happen. Mr. Geuther then said no one should be under the illusion that \$325,900 would be the total amount spent for this project; more will be spent. Ms. Mebert asked if there was an industry wide cost estimate per square foot for renovations. Dr. O'Connor mentioned our cost is lower on new construction than the average. Mr. Geuther said most likely the cost will go over \$325,000 and there might be some "bargain basement" items included; however, remember they do have a reputation to keep and feels they will do a good job. Ms. Mebert stated she would like to see a better quality product for the casework than what is going in over at WPS. Mr. Geuther said what is going in at WPS is more utilitarian than what you would find in a home. Mr. Bliss asked Ms. Mebert what it was she didn't like at WPS. Ms. Mebert stated she felt the cabinets and cubbies looked cheap, they looked like there was laminate on top of the wood that would start peeling after awhile.

Ms. Grady stated on the second page of the preliminary budget worksheet from BPS it showed \$6,000 for a sink and cabinets in the conference room. Ms. Verville said they asked to have that priced out. Dr. O'Connor said it was priced out for the conference room in the curriculum/federal projects office area because there is only one drain near the bathroom. He thought it would be easier for staff if they didn't have to cart food etc. to the conference room. Ms. Mebert asked if Dr. O'Connor and Ms. Verville were expecting a different design with lights and tin ceiling; was that something they were interested in. Both stated they were not interested in the tin ceiling or lighting that was given as an alternate. Mr. Bliss mentioned this was extra that was put in the quote. Mr. Bliss mentioned speaking with Mr. Goudreau about the design. Mr. Goudreau stated for the design approach he would have to narrow the room for the height and then the room would be as high as it is long making it look like a tunnel. Mr. Bardwell asked if we could state we were awarding the contract subject to the quality of materials and asked if we could make a conditional awarding to make sure we get what we want and then give the option to go out to bid if this is not met. Mr. Bliss mentioned if the price gets lowered from the \$325,000 minus the other items that have to be bought, then we go out to bid again, this job will never get completed. The question is what is it we can live with and without. Mr. Geuther said we could probably add another 10% to the bid total and still be within the range unless specific, more

expensive items are requested like raised panels. He also mentioned Mr. Goudreau brought up the point this is a renovation versus a restoration project. Mr. Geuther also mentioned with carpeting you want to go with a higher quality, you don't want bottom line. However, floor tile and VCT are not as important on the higher quality product. We're not looking at exotic for tile and VCT. Ms. Grady said she feels the committee needs to talk with BPS to see and hear what they are offering to see if it meets our needs. If it doesn't, then the committee needs to make some kind of decision.

Mr. Hindle mentioned there should be a walk through with the company chosen tonight to go over what we are looking at from both a staff and JBC view. Mr. Geuther asked if a two-part agreement could be done, that way a number could be put on the design phase. Ms. Verville stated the design phase was bid at \$17,500. Mr. Geuther then mentioned BPS is entitled to monies on top of the \$17,500 for the design phase. Ms. Verville said the fee should already be included in the numbers given. Ms. Mebert asked if there was any asbestos or other hazardous materials in this section of the building. Mr. Bliss stated the whole building had been abated or encapsulated. Mr. Hindle then asked about whether an agreement was reached to have the company the JBC hired review the roof. Mr. Bardwell mentioned it was thrown out at the last meeting, but no other discussion came up about it. Dr. O'Connor mentioned a reputable roofing company has been hired to review the roof. Mr. Hindle mentioned the City Council has not received any information or report on the roof, which has been over a week. Dr. O'Connor then asked about the pending outcome of the roof and should the JBC advise the City Council the JBC is not comfortable with a patch job on the roof. Mr. Hindle mentioned he would ask Mike Joyal to provide the Council and JBC members with the report on the roof situation. Ms. Grady stated whoever takes this project is in a tough position because of the unknown of and if the roof is to be repaired. This makes it ambiguous for any company to follow through on. Mr. Geuther asked if the design phase should start or wait until after the report on the roof. Ms. Verville mentioned we should start on the design process, but also inform BPS of the possible delay in the work until the situation with the roof is resolved.

Mr. Hindle stated there was a motion and second to hire BPS for the SAU retrofit. He asked if anyone had any other questions or comments.

A roll call **VOTE PASSED: 6/0**

- E. **NEXT JBC MEETING:** The next JBC meeting for the JBC is scheduled for Thursday, May 31, 2007 at 5:00 p.m. at Woodman Park School in the library.
- F. **ADJOURNMENT:** Catherine Cheney moved, Carolyn Mebert seconded, adjournment of the JBC Committee at 5:45 p.m. An oral **VOTE PASSED: 6/0**

Respectfully submitted,

*Jason Hindle/pb*

Jason Hindle, Chair  
Joint Building Committee  
JH/pb