

**Woodman Park Elementary School Addition & Renovations and SAU Retrofit  
Joint Building Committee  
Meeting #30  
June 21, 2007**

- A. CALL TO ORDER:** A meeting of the Woodman Park Elementary School Addition & Renovations and SAU Retrofit Joint Building Committee was called to order on Thursday, June 21, 2007 at 5:00 p.m. in the Superintendent's Office.
- B. ROLL CALL:** Present were Jason Hindle, Catherine Cheney, Carolyn Mebert, and Ray Bardwell. Absent were Mark Geuther and Doris Grady. Also present were John O'Connor, Superintendent; Laurie Verville, Business Manager; Steve Silver, Goudreau & Associates; Keith McBey, BPS; and Michael Bliss, Clerk of the Works.

**Woodman Park Elementary School:**

- 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.

Catherine Cheney moved, Carolyn Mebert seconded, approval of meeting minutes for June 7, 2007. An oral **VOTE PASSED: 4/0:**

- D. EMAIL APPROVAL – GROUND FLOOR TILE PATTERNS:** Ms. Verville asked JBC members to confirm their previous email responses indicating the choice of "version 1" for floor tile patterns. Ray Bardwell moved, Catherine Cheney seconded, confirmation of version 1 floor tile pattern. An oral **VOTE PASSED 4/0.**

- E. NHDES REQUEST FOR INFORMATION:** Mr. Bliss explained that RFS was preparing a response to the DES request for additional information. Abutters corresponded with the SDES Wetlands Bureau expressing concerns that the additional parking planned for Silver Street will cause drainage problems for residents at #5 and #7 Towle Avenue. He then presented a draft response prepared by RFS. The response addresses avoidance and minimization and abutter flooding issues. They ended by stating the proposed parking lot is across the bus loop from the above swale. The existing grading and grading for the proposed lot flow in the opposite direction from the residents of Towle Avenue and is at a lower elevation. The work proposed in the Dredge and Fill Permit application will have no effect on the residents of Towle Avenue. Mr. Bliss requested the JBC allow RFS to provide the "proper engineering" response to the DES request. Ray Bardwell moved, Carolyn Mebert seconded, to allow RFS to respond to the DES letter dated June 12, 2007. An oral **VOTE PASSED 4/0.**

- F. STATE FIRE MARSHALL LETTER:** A letter sent to Gary Goudreau granting a variance in accordance with Saf-C 6004.05 was presented for information. Catherine Cheney moved, Ray Bardwell seconded, to place the letter on file. An oral **VOTE PASSED 4/0.**

- G. FUNDING FOR WHEELCHAIR STAGE LIFT IN GYMNASIUM:** Business Manager, Laurie Verville, explained that the 2007 CDBG denied the request for \$16,500 to fund the wheelchair lift in the gymnasium. Because this is a code compliance issue, they will need to go to bid for this work. Ms. Verville requested the JBC allocate \$16,500 for this purpose. Keith McBey of BPS agreed to coordinate the project. Catherine Cheney moved, Ray Bardwell seconded to fund the wheelchair lift in the amount of \$16,500. A roll call **VOTE PASSED 4/0.**

- H. FINANCIAL REPORTS:** Ms. Verville reported the total appropriation for FY 2007 and FY 2008 is \$6,049,794.58 and once the final GMP costs are deducted, the remainder of available funds will be

\$58,229.58. Catherine Cheney moved, Ray Bardwell seconded, to accept the financial report. An oral **VOTE PASSED 4/0.**

Ms. Verville reported the total appropriation for FY 2006 has a remaining balance of \$79,492.31 and she requested this amount be rolled into one financial for the next meeting. There was no objection by the JBC.

Ms. Verville reported as of May 31, 2007, there is a school facility capital reserve of \$310,288.61. Jason Hindle asked when the JBC would go before the council to request the funds, noting it would take two meetings. Ms. Verville stated she would like to schedule them no later than August. Ms. Verville asked if it would be allowable for the resolution to request “up to \$400,000”. Mr. Hindle indicated that would be a question for the finance department. He then directed the Business Manager to coordinate creation of the resolution for presentation to the City Council during its July meeting and for a vote during the August meeting.

- I. PAYMENT OF BILLS:** Mr. Bliss explained this bill was to fund an additional mobilization from Air Quality Services to remove asbestos at Woodman Park School. This was not included in the original request for bid and was done to better accommodate the construction schedule. Catherine Cheney moved, Ray Bardwell seconded, to pay Air Quality Service’s invoice in the amount of \$5,000
- J. AWARD MOVING QUOTE:** Laurie Verville requested the JBC approve a quote for moving services from I’m the Cheapest Mover in the amount of \$5,280. Ms. Verville stated they come with “good recommendations.” Catherine Cheney moved, Carolyn Mebert seconded, to award the job to ICM in the amount requested. A roll call **VOTE PASSED 4/0.**
- K. GALVANIZED GRATING VERSUS ENVIROVANTAGE REFINISHING:** Mr. Bliss explained the pros and cons of replacing the existing grates over the areaways to either side of the front entry at WPS. The existing grates need to have lead paint removal before repainting and placing back on top of rebuilt areaways. The cost for this work by EnviroVantage would be \$7,395. Another option would be to replace those grates with galvanized grating would allow the JBC to deduct \$3,000 from Keeley Painting and add \$11,810.00 for East Coast Welding for a net addition of \$9,162. Additionally, there would be some amount received from salvage of the old grates. There was a brief discussion and then Ray Bardwell moved, Carolyn Mebert seconded, to spend the additional money for the new galvanized grates. A roll call **VOTE PASSED 4/0.**
- L. M. BLISS CONTRACT RENEWAL:** Catherine Cheney moved, Carolyn Mebert seconded, to enter into a contract from July 1, 2007 to June 30, 2008 with Michael Bliss for Clerk of the Work Services at Woodman Park School. A roll call **VOTE PASSED 4/0.**
- M. DISCUSSION ON GMP:** Ms. Verville requested the JBC approve the GMP in the amount of \$5,959,595. She also reported the GMP documents are the similar to Phase I and had been reviewed by the City’s legal department. A motion was made and seconded to approve the GMP as requested. A roll call **VOTE PASSED 4/0.**
- N. ABATEMENT SCHEDULE UPDATE:** Mr. Bliss reported on the progress of the asbestos abatement. The lower level of the cafeteria abatement began on June 21<sup>st</sup>. They are removing floor tie, mastic, and pipe insulation. The work is expected to finish next Tuesday or Wednesday. Work on the ground floor of the south wing and all three wings are estimated to be completed by July 17<sup>th</sup>. They believe they may complete ahead of schedule (7/10) as much as a week, however. Lead abatement is also underway in the gym attic.

Three floors of the north wing will require more than one week scheduled during winter vacation. It will require some work be finished up when students are back in school after vacation. It was suggested that

an effort be made to let the public know this work is ongoing, has been done by RPF in the past, the areas are completely contained. It was also suggested a public workshop be held to address parents' concerns.

**O. PRESS RELEASE:** Ms. Verville noted there is some concern that the public might expect to use the building over the summer when they are using the fields. She suggested a press release be made explaining we are taking full advantage of the summer break to work aggressively in order to accomplish as much as possible. Dr. O'Connor stated he would call the Foster's reporter and schedule a tour of the construction so an article could be written informing the public of the work that is being done. Mr. Hindle suggested the Superintendent could also share the information with local radio stations as well and suggested he work with Mr. Bannon to coordinate this.

**P. CHANGE PROPOSALS #4, #9, and #10:** Ms. Verville reviewed three change proposals generated during prior meeting business:

- a. Change Proposal 4 changes in wiring methods resulting in a \$5,958.00 credit
- b. Change Proposal 9 for installation of backflow preventer resulting in an expense of \$1,508.00
- c. Change Proposal 10 for additional railing work resulting in an expense of \$586.00

Ray Bardwell moved, Carolyn Mebert seconded, to accept the three change proposals. A roll call **VOTE PASSED 4/0.**

**Q. TESTING SERVICES:** Ms. Verville reported that \$9,600 remains in the budget for testing services and asked if the committee wanted to make it available for other uses. The consensus of the committee was to leave the money where it is. There will be a few additional tests required.

#### **SAU Office:**

**R. MCCONNELL CENTER ROOF:** Mr. Hindle reported he had not yet received a response from Mr. Joyal concerning recommendations and a timeline for repairing the leaks in the McConnell Center roof. He noted the City Manager has two options: patch the roof or a full replacement of the roof. Mr. Hindle shared an email sent by Mr. Joyal on June 9, 2007, reporting that an initial review suggested a drain pipe caused the water to the tiles in the elevator lobby and a roofing contractor was bid to complete interim repairs to the remaining areas where shingles were damaged or ripped away.

Superintendent O'Connor suggested adding an item to the School Board June 25<sup>th</sup> agenda for Ms. Mebert to give an update on the status of the McConnell center JBC and that it would be an appropriate time to express the JBC's frustration regarding this issue.

**S. FINANCIAL REPORT:** Ms. Verville reported the total budget available as of June 21, 2007 is \$499,105.66. She cautioned that did not reflect the cost for BPS approved by the JBC in the amount of \$325,000, which would leave a balance of \$174,105.66. Displeasure with the City Manager's response to the roof issue was again raised and Ray Bardwell moved, Carolyn Mebert seconded for the sake of discussion, not to sign the BPS contract until the roof is fixed. Ms. Mebert noted signing the contract did not mean they would need to start the work. Mr. Bardwell expressed his frustration with the situation and withdrew his motion.

Catherine Cheney moved, and the motion was seconded, to accept the financial report. An oral **VOTE PASSED 4/0.**

**T. M. BLISS CONTRACT:** Catherine Cheney moved, Carolyn Mebert seconded, to enter into a contract with Michael Bliss for Clerk of the Work Services at the McConnell Center SAU Retrofit. A roll call **VOTE PASSED 4/0.**

**U. REVISED FLOORPLANS:** Steve Silver, Architect, presented revised plan (A1.01H) and reviewed the major changes that were made subsequent to the last meeting. Ms. Verville requested Mr. Silver rework the work group located next to the business manager to insert a wall making the area into two separate offices. The Superintendent addressed concerns over security and asked the architect to review plans for the possible placement of security doors in the reception area.

Catherine Cheney moved, Carolyn Mebert seconded, to accept the plan pending resolution of the items mentioned this evening. An oral **VOTE PASSED 4/0**.

**V. OTHER:** Keith McBey provided ceiling, cove base, and carpet samples for the Architect to use to create a suggested color pallet to be used in finishing the SAU at the McConnell Center.

**W. NEXT JBC MEETING:** The next JBC meeting is scheduled for Thursday, June 28, 2007 at 5:00 p.m. in the Superintendent's office. Discussions will be for Woodman Park and the SAU office.

**X. ADJOURNMENT:** Ray Bardwell moved, Catherine Cheney seconded, adjournment of the JBC Committee at 6:50 p.m. An oral **VOTE PASSED: 4/0**

Respectfully submitted,

*Jason Hindle/kgb*

Jason Hindle, Chair  
Joint Building Committee  
JH/kgb