

**Woodman Park Elementary School Addition & Renovations and SAU Retrofit
Joint Building Committee
Meeting #38
October 11, 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, October 11, 2007 at 5:10 p.m. at Woodman Park Elementary School in the library.
- B. ROLL CALL:** Present were Jason Hindle, Catherine Cheney, Doris Grady, Carolyn Mebert, Mark Geuther, and Ray Bardwell. Also present were; Laurie Verville, Business Manager; Steve Silver, Goudreau & Associates; Gary Goudreau, Goudreau & Associates; Keith McBey, BPS, and Paula Glynn sat in for Patrick Boodey. Absent was John O'Connor, Superintendent; John Gamache, Facilities Manager; Michael Bliss, Clerk of the Works, and Patrick Boodey, Principal, WPS.
- C. APPROVAL OF MEETING MINUTES:** Mr. Hindle asked if there were any questions or comments. Hearing none, Catherine Cheney moved, Doris Grady seconded, approval of meeting minutes for September 27, 2007. An oral **VOTE PASSED: 6/0**

Woodman Park Elementary School:

D. E-Mails:

- a. From RFS with denial letter from NHDES:** Mr. Hindle asked if there were any comment on this matter. Ms. Verville stated John Scott was told the State statute says if one abutter puts in a complaint, it will not go any further. Ms. Verville then mentioned the response to the denial from RFS is II. b.
- b. From RFP with alternate parking plan – no disruption to wetlands area:** Mr. Goudreau stated this kills the idea of a parking lot. Ms. Cheney asked if there was an appeal; Ms. Verville said there was with the redesign from 14 spaces to 7 spaces. Mr. Goudreau stated the travel lane fit with 14 spaces. The original plan started with 24 spaces and then the committee was asked to take out 7 spaces leaving 14 spaces, then the redesign brought it down to 7 spaces; now there are none. Mr. Bardwell mentioned he feels Dori Wiggin's is saying in her letter that she is going to design the spaces herself. He also mentioned he did not feel the Conservation Board is with the JBC; Ms. Mebert mentioned especially where it's created wetlands. Ms. Mebert then asked if anyone has heard on the need for parking at this point. Ms. Verville said overflow parking is currently on Clifford Street, which was never a parking area. If you look at the area around the courts you can see where pulling in and out of the area over the years by staff, has worn out the grass leaving just gravel. Ms. Verville said the agreement was to work with the City and have an alternate plan in place, which was the parking off Silver Street that has been denied. Ms. Glynn stated she could see where Ms. Stone could be upset because by late day there are empty spaces and people are still parking where they are not supposed to be. Mr. Hindle said the construction vehicles are taking some of the spaces and when they leave for the day that creates the empty spaces in the afternoon. Ms. Mebert stated it seems there are more spaces available than what was originally thought. Mr. Geuther said his past experience is it's always hard, no matter what time of the day it is, to find a parking space. Mr. Goudreau said they took spaces away for the new addition and came back with less new spaces than what was originally there. Ms. Mebert said it sounded like this was an issue for Mr. Boodey to look over and give his thoughts. Mr. Geuther then mentioned events that take place at the school that there is not enough parking for staff and parents. Mr. Bardwell said they need to regroup and find out how many spaces are being used by construction vehicles, how many staff drive to work, and how many spaces are currently there. He then suggested having Tom Fargo come to a meeting to show him what the committee has done to date. Ms. Mebert asked how many spaces were lost in the 2 lots which is now the new addition. Mr. Goudreau said he would have to go back and look at the plans because he did not know the exact number. He then mentioned during the original study in 2005, he was told to look at the gym as an assembly area,

which currently there are not enough spaces, even with an additional 7 or 14 spaces; there are still enough for an assembly. Ms. Cheney said she is more concerned with parking for staff during school hours than for an assembly at this time. Mr. Geuther asked if it would be appropriate to look at if anyone is car pooling. Ms. Glynn said this year the parking doesn't seem to be as big a problem as it was last year and she is not sure why. Mr. Hindle suggested keeping this subject as an agenda item for the next meeting when Mr. Boodey will be there. Mr. Bardwell mentioned doing an inventory on the spaces with a need to have and what we have and then invite Tom Fargo to a meeting for further discussion. Ms. Cheney stated we should present him with all three drawings we have on the parking. Mr. Goudreau said where this option was not accepted, he did not know if the committee wanted to go with Alternate B, which was the diagram of parking near the basket ball courts. Mr. McBey mentioned Mr. Boodey wanted to stay away from parking there because he would like to keep it as the parent pick-up and drop off area. Mr. Goudreau said he would look at what the school had and what the current spaces are and will bring the information to the next meeting.

E. FINANCIAL REPORT: Ms. Verville reported the total budget available as of October 11, 2007 is \$398,529.40. Plus monies earmarked for contingency from the previous year appropriation and the price of half design and incentive back to the project; the total available is \$504,021.71. Catherine Cheney moved, Carolyn Mebert seconded, to accept the financial report. An oral **VOTE PASSED: 6/0**

F. PAYMENT OF BILLS:

- a. Goudreau & Associates Invoice #2006.02-15 dated 10/9/07 for \$33,747. Mr. Hindle asked if there were any questions or comments. Hearing none, Mr. Hindle asked for a motion. Ray Bardwell moved, Catherine Cheney seconded payment to Goudreau & Associates in the amount of \$33,747.00. A roll call **VOTE PASSED: 6/0**

G. BONNETTE, PAGE & STONE – PROGRESS REPORT: Mr. McBey reported the renovation portion is going well. On the ground floor there is one more inspection needed; however, the 2nd & 3rd floor have been inspected and the sheet rock is going up in the “A” wing and should be completed by the end of the week. The rough piping has been done and they started pulling the wires through the ceiling. In the next 2-3 weeks they should begin painting ceiling grid. He also stated he believes the “A” wing will be completed sooner than anticipated. Ms. Grady asked if there was anything else they have come across. Mr. McBey said there have been a few small items that needed to be fixed and the cost was minimal. However, he is tracking them and has them on his contingency sheet. Mr. Hindle asked what type schedule they are on. Mr. McBey said they were originally scheduled to finish the job in late February, but at this time he is hoping it will be completed sometime in January, 2008. He said if this happens he would like to jump on the abatement for the next wing before summer so the turn around will move quickly. He also stated he would not like to see a lot of down time with the subs; he wants to keep them going to stay on the job site. If there is any downtime, they subs may move to another project, which could end up delaying work at WPS.

Mr. Goudreau mentioned he has received some prices from RFS on a few items that need to be addressed. He mentioned he has been working with RFS for the last three weeks for quotes, which he just received today via e-mail. He also stated the agreement with the JBC is for their approval before any work is done on any unknown items that come up during the project. He has three items the committee needs to vote on this evening. The first item is the design of structural upgrades to repair a small section of concrete floor in one of the former bathrooms. Mr. Silver said this is an old bathroom in the “A” wing where it looks like there was a leak for years, which has left a hole in the floor that you can see through. Mr. Bardwell asked what percentage of rebar was left. Mr. Goudreau said it wasn't so much a percentage problem, there is a small section of floor where there is no concrete and over the years the rebar has rusted and needs to be replaced. Ms. Mebert asked what was leaking; Mr. McBey said it looked like the plumbing fixtures. Mr. Goudreau said the cost for the design is \$1,500. Mr. Bardwell asked Mr. McBey why can't the concrete person cut out the area, put in new rebar and pour the concrete. Mr. McBey said with most of the schools he has worked with, they liked having a design from a structural engineer with their stamp for the records. Mr. Goudreau said the JBC can say they absolve BPS from any future problems in this area if that is the way they want to go. Mr. McBey said they need to cut out the cement, put in dowels and then pour

concrete. Liability wise they can do this, but he doesn't want to without something from an engineer. Mr. Goudreau said this can be done as a repair, but it is something that does need to be done. Ms. Verville asked if this was something that was discussed earlier today at the construction meeting; Mr. Goudreau said it wasn't. Mr. Goudreau said he has been waiting for 3 weeks for quotes on these three items and doesn't want to delay this any more than it has been. Mr. Bardwell asked if he will be coming back asking for more money. Mr. Goudreau said he can't get any lump-sum fee on things from RFS and doesn't know for certain. Mr. Bardwell asked why this wasn't caught during the bid walk through. Ms. Silver said it was hidden and not noticed until the fixtures were removed. Mr. Goudreau said the School District may ultimately hold someone responsible that is the reason they are asking for a design from the structural engineer. Mr. McBey said depending on any delays from RFS and depending on the area, he could always fix the area and have someone come in to look at it to make sure it was done properly. However, he likes to have sketches for the construction log and just in case there are problems later on. Ms. Mebert asked why it was taking so long; Mr. Goudreau said he has been trying to get answers from RFS, but no one is returning his calls. Mr. Bardwell asked if we could have someone else come in to do the drawings or if we had to honor a bond to RFS to do the designs. Ms. Verville stated she did not feel we were obligated to use RFS for any structural engineering work and Mr. Goudreau stated he did not have a signed contract with RFS. However, they have done all the engineering design for the project to date. Mr. McBey said we could try another outfit, which he could include on his side and it will be getting away from his base bid. Mr. Goudreau said it could be problematic if we don't get the information in a timely manner. Ms. Cheney asked if they okayed the quotes, will RFS move on the drawings and asked if it would be classified as something else if we get another person to do the drawings. Mr. Goudreau said it would be going more towards a design/build. However, the JBC can go to someone else for the work, like Jeff Nawrocki, who is doing the roof over at the high school. Mr. Goudreau said he's not sure if he would be willing or able to help on the WPS project. Ms. Verville said she doesn't believe there would be any problems. She mentioned she has phoned him before on small topics she needed expertise on and he's been very helpful.

Mr. Bardwell stated he would like to amend previous motion and have Ms. Verville go out and seek other quotes from other companies. Mr. Geuther said in the grand scheme of things, this would delay the work being done another week or more, which could be costly. Mr. Hindle stated there were two other issues to be discussed and asked if they were time sensitive. Mr. Goudreau said he had a discussion with Tim Burke who felt they were. Mr. Hindle suggested withdrawing the amendment and discuss it further under Other Business. Mr. Bardwell asked if the sketches were done and ready to go. Mr. Goudreau said they weren't, they were waiting for approval from the JBC. Carolyn Mebert moved, Mark Geuther seconded approval for RFS to move ahead with the design for the concrete floor in the amount of \$1,500.

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

Mr. Goudreau said the second item on the list was a design for the main lobby support beam at the main entrance. Mr. Goudreau said from his stand point he does not feel it's a structural issue. Mr. Goudreau said RFS doesn't want to take a chance if the doorframe is taken out; they want something in its place. He also said his opinion is to leave the door frame because the doors are being changed out whether the door frame is removed or not. The committee would be approving \$800.00 just for the design and nothing else. Ms. Mebert asked if the door frames stay, there would be a savings of \$800. Mr. Goudreau said this would avoid spending \$800.00 for a design, he's not sure he would classify it as a savings. He said there are currently 5 pair of doors for the main entry and the plan was for fixed panels on the two ends, the center set would be double doors and the sets on either side of this would be a single door with a fixed panel replacing the other door. Mr. Geuther asked if the center was able to fit; Mr. Goudreau said the fit is not the issue; if the committee approves the removal of the door frame, they would be adding an extra door leaf that would be more for aesthetics. Ray Bardwell moved, Carolyn Mebert seconded not to do the fix.

An oral **VOTE PASSED: 5/1 (Geuther opposed)**

Mr. Geuther asked if the door issue was time sensitive; Mr. Goudreau stated Tim Burke would like it to be. Mr. Geuther said he would like to have Mr. Boodey's input on the student flow through the doors. He asked what the number of doors was in the original design. Mr. Silver said it was going from 6 doors, or 3 sets of double doors, down to a total of 4 doors. Mr. Geuther said the main entrance was going from a total of 10 doors down to 4, then asked about the back entrance and if any changes were being made there. Mr. Goudreau said those doors are fine. He also said the thought was 10 doors was excessive and why they

went to 6 and now there are a total of 4 doors, 1 set of double doors and a single door on either side. Ms. Grady asked about the flow during a fire drill. That is a lot of staff and students going through only 4 doors. Mr. Goudreau said if you look at the layout, 50% of staff and students exit through the north side and 50% through the lobby and then you have doors in either end of the stairwells. Ms. Grady asked if Ms. Glynn knew what the student population was; Ms. Glynn said there are currently 470 students. Mr. Hindle asked if Mr. Goudreau could assure them he will meet with Mr. Boodey to get his thoughts on the doors. Mr. Goudreau said he was and if Mr. Boodey was alright with the 4 doors, he would continue with the project. Mr. Hindle asked him to keep the committee updated. Ray Bardwell moved, Catherine Cheney seconded approval of the design if Mr. Boodey is ok with the number of doors.

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

Mr. Goudreau said the last item was a design for a lintel for added window in the OT/PT room in the amount of \$600. He said the window had to be moved because of a difference with the floor joist configuration and it needs to be connected somehow. He stated BPS has the window in place, but there are a few more things that need to be done. Mr. Bardwell asked if he has the turn around time; Mr. Goudreau said he would tell RFS this was needed a.s.a.p. Mr. McBey said once it was approved, Tim would be calling RFS on a daily basis, because that is how he does things. Mr. McBey also said RFS has done all the structural, mechanical and electrical designs so if anything goes wrong with the big items; it is all one firm instead of several different names. Catherine Cheney moved, Carolyn Mebert seconded approval for RFS to design a lintel for the OT/PT room in the amount of \$600. A roll call **VOTE PASSED: 6/0**

Mr. Goudreau said the last item he had was an item Mr. Bliss had already in the works. He said they have run across a black paper product that was placed on the original concrete. Mr. Bliss has sent samples of the product out to be tested for any hazards. Mr. Goudreau explained the paper was placed on the concrete to cure and there was mesh under the paper. With today's codes, the NFPA pays close attention to certain areas. Mr. Geuther asked if it was being tested for smoke development and flame spread. Mr. Goudreau said they found the same paper under the fiberglass decking. Mr. Hindle asked if he has seen this product on other projects; Mr. Goudreau and Mr. McBey said they haven't. Mr. Goudreau said there was no benefit for structural drawings on this until they see what it is. Mr. Goudreau stated depending on what the testing states and the classification on the finish, an option would be to remove tiles 3' around ceiling leaving the surface exposed to the room, the only problem would be if the rooms did not have sprinklers; however, a new sprinkler system is being installed throughout the whole school. Ms. Mebert asked what areas this would be done in, the classrooms; Mr. Goudreau said, "Yes." Mr. Goudreau stated he was not optimistic at this time because the paper was dark and it feels like it could be covered with tar or tar like substance. He will advise the committee when he knows what the results are.

H. OTHER: Mr. Hindle asked if the committee wanted to entertain the previous motion regarding the engineering for future issues that may arise at WPS. Mr. Bardwell asked who was used at the high school. Mr. Verville said it was Jeff Nawrocki and stated he has staff at all levels to help with any issues that may come up. Mr. Bardwell said it would be helpful to get an hourly rate from Mr. Nawrocki to see what the costs may be. Mr. Goudreau said it was certainly worth asking for the information. Ms. Mebert asked if he would be doing just the structural or would he get into the electrical and mechanical too. Mr. Goudreau said it would be just the structural because that was the easiest area for someone else to come in on. Ray Bardwell moved, Carolyn Mebert seconded to look at other companies for future structure engineering drawings.

Ms. Verville said BPS has been helping Mr. Boodey, Mr. Bliss and she obtain competitive quotes for 31 marker boards and 19 tack boards. She stated she did not have a hard copy and has asked Jim Kimball for it. She stated it was comparable to the prices quoted several months back for marker boards and tack boards for the new addition. The quote by New England Interior Specialists was for a total of \$13,000. She mentioned the marker boards and tack boards from for the new addition were ordered from the same company. Ray Bardwell moved, Catherine Cheney seconded approval to order marker boards and tack boards from New England Interior Specialists Inc. in the amount of \$13,000. A roll call **VOTE PASSED: 6/0**

SAU Office:

I. E-MAILS:

a. McConnell Center Roof Update: Mr. Hindle stated the attached e-mail he was one he sent out on 10/01/07 after his meeting with Mike Joyal regarding the McConnell Center roof. Mr. Joyal stated the bid documents would be ready to go out in the next week or two; however, Mr. Hindle has not seen any specs yet. Ms. Grady said she went onto the City website today and did not see any bid for the roof. Mr. Bardwell said he feels if they make any comments on the specs, it could back fire on getting the roof done in a timely manner. He said he doesn't feel the committee needs to see the specs, which could delay the process even more, but rather have Mr. Joyal mail the information out and done at this point. Ms. Grady mentioned she had trouble with the e-mail where it said, "On 9/17/07 Mike Joyal is going to meet to get time frame," and she stated he should already have that information. Mr. Hindle said the e-mail states that on 9/17/07 the project manager was on site for a couple of days two weeks ago taking measurements, evaluating the decking and doing core samples for asbestos and any other hazardous materials. Mr. Hindle stated the dates on the e-mail match the time frame has was told by Mr. Joyal. Mr. Hindle said he's sure Mr. Joyal will e-mail the committee asking for them to review the specs. Mr. Bardwell asked if we could just ask him for the specific dates on when things will be done. Mr. Hindle said he would contact Mr. Joyal asking if he could provide the dates for the project.

J. CIP Financial – SAU Office: Ms. Verville reported the total budget available as of October 11, 2007 is \$485,649.41. Catherine Cheney moved, Carolyn Mebert seconded, to accept the financial report. An oral **VOTE PASSED: 6/0**

K. OTHER: Mr. Geuther asked if at this point in time BPS is not doing any design. Mr. Goudreau stated at the last meeting the JBC approved BPS to move ahead on the design process.

L. NEXT JBC MEETING: The next JBC meeting is scheduled for Thursday, October 25, 2007 at 5:00 p.m. in the library at Woodman Park Elementary School.

M. ADJOURNMENT: Catherine Cheney moved, Carolyn Mebert seconded adjournment of the JBC at 6:25 p.m. An oral **VOTE PASSED: 6/0**

Respectfully submitted,

Jason Hindle/pb

Jason Hindle, Chair
Joint Building Committee
JH/pb