

**Woodman Park Elementary School Addition & Renovations and SAU Retrofit
Joint Building Committee
Meeting #39
October 25, 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 25, 2007 at 5:10 p.m. at the SAU office.
- B. **ROLL CALL:** Present were, Catherine Cheney, Doris Grady, Carolyn Mebert, and Mark Geuther. Also present were John O'Connor, Superintendent; Laurie Verville, Business Manager; Michael Bliss, Clerk of the Works, and Patrick Boodey, Principal, WPS; Steve Silver, Goudreau & Associates; Gary Goudreau, Goudreau & Associates; Keith McBey, BPS. Absent were Jason Hindle, Ray Bardwell and John Gamache, Facilities Manager.
- C. **APPROVAL OF MEETING MINUTES:** Ms. Cheney asked if there were any questions or comments. Hearing none, Carolyn Mebert moved, Doris Grady seconded, approval of meeting minutes for October 25, 2007. An oral **VOTE PASSED: 4/0**

Woodman Park Elementary School:

D. E-Mails:

- a. **Discussion on Developments on Wetlands and Parking Spaces – Email dated 10/21/07 from Goudreau & Associates-Number of Parking Spaces:** Ms. Verville stated this was a message from Mr. Goudreau bringing the committee up-to-date on the number of parking spaces. Mr. Goudreau said they show a net gain of 29 spaces. Mr. Geuther said he thought the talk was they were still going to be short. Mr. Goudreau said not counting the spaces NHDES denied, there is still a net gain. Ms. Cheney asked about the spaces near the courts and asked if Dr. O'Connor and Mr. Boodey were ok with the additional spaces. Mr. Boodey said Officer Spiedel is more religious on ticketing and has already reneged allowing parking off the street until after construction is over and was told someday they will lose the ability to park near the tennis courts. He said there will be a long term problem with the flow of traffic and would like to see the traffic for parents going one way and the busses the other. Mr. Boodey also said what they have for parking now might not be available in the future and will take any and all spaces available. Ms. Cheney stated she feels this issue almost calls for a separate subcommittee to work on the additional spaces. Mr. Goudreau said 12 to 13 spaces could fit in along the driveway off of Silver Street that has nothing to do with the wetlands. Mr. Bliss said the proposed plan showed an additional 13 spaces around the bus loop with 14 on the driveway off of Silver Street. Mr. Goudreau said he didn't mention the area around the bus loop because it's a difficult area. Mr. Bliss said if Mr. Boodey gets what he wants, parents would be pulled away from the bus loop area going in the opposite direction, possibly leaving room for parking spaces. Mr. Boodey said currently people aren't parking there because they get blocked in by the busses. Ms. Mebert stated Ms. Cheney's idea of having a subcommittee was a good idea for discussing this issue further. Mr. Bliss mentioned he went out a couple of days to see what the parking was like and noticed there were approximately 34 people parked around the courts, bus loop and on some of the curbing. Mr. Goudreau asked if there were spaces empty where Mr. Boodey had spoken of previously; Mr. Bliss said there were 16 spaces empty in the regular parking area and an additional 18 spots in the new parking area, which is currently being used by BPS. Mr. Goudreau said that would be 34 spaces absorbed into the 16/18 spaces. Ms. Cheney asked if action was needed tonight and when the work would be done on the spaces. Mr. Goudreau said he doesn't believe the issue will be resolved before BPS's contract has ended, in which case the project would be pulled out of the scope and credited. Mr. McBey said he felt even if they started now, the work would not be done in time. Ms. Cheney asked for a motion to table until all committee members are available for further discussion for a vote. Carolyn Mebert

moved, Doris Grady seconded to table further discussion on the parking spaces. An oral **VOTE PASSED: 4/0**

E. FINANCIAL REPORT: Ms. Verville reported the total budget available as of October 25, 2007 and after encumbrances from the last meeting plus contingency monies and rebate from Northern Utilities, the total remaining is \$491,021.71. Carolyn Mebert moved, Doris Grady seconded, to accept the financial report. An oral **VOTE PASSED: 4/0**

F. PAYMENT OF BILLS:

- a. Bonnette, Page & Stone, App #5 (Phase II & III) dated 9/30/07 for \$667,212.82 (\$667,212.82 less retainage of \$32,415.50; amount being paid \$634,797.42). Mark Geuther moved, Carolyn Mebert seconded payment to BPS in the amount of \$667,212.82. A roll call **VOTE PASSED: 4/0**
- b. Equipment Environments, Inc. Invoice #16232 dated 8/31/07 for \$6,388.20. Carolyn Mebert moved, Doris Grady seconded payment to Equipment Environments in the amount of \$6,388.20. A roll call **VOTE PASSED: 4/0**

G. UPDATE ON LOBBY DOORS – REVERT TO ORIGINAL DESIGN: Mr. Goudreau stated at the last meeting the committee voted if Mr. Boodey needed the 6 doors versus 4, he would go to RFS to begin the sketch and provide a column design. Ms. Cheney said he had previously mentioned steel above the doors and asked what it was for. Mr. Goudreau said he felt the piece of steel was for a lateral brace above the frame and the original design was for 2 columns that were smaller. However we are now going with 2'-3' leafs instead and he has already given RFS the go ahead for the designs at a cost of \$800.00, but the price to install the steel columns would come from BPS. Ms. Mebert said she is a little confused with the reverting back to the original design. Mr. Goudreau said even though his firm does not believe the steel column is necessary, RFS believes it is something that should go in and where no original designs could be found from the original construction of the school, RFS wants to do a design for the record.

H. APPROVAL OF QUOTE FROM NORRIS, INC-FIRE ALARM SECURITY PANEL: Mr. Bliss said they had a meeting on training for the fire alarm panel and Mr. Gamache & Bob Salisbury asked for a device to restrict use of the panel by using a key available to a specific few people. He also said he believes it is in place at other schools to prevent just anyone from using the fire alarm. Mr. Boodey said with a key you can set the alarm to do drills etc. and prevents it being turned off. Mr. Bliss said there is a key to open the panel now, but it is a very common key. Ms. Grady asked if this would be an added cost and if so, how much. Mr. Bliss said he was given a quote of an additional \$489. Ms. Cheney asked if this was a brand new panel; Mr. Bliss said it was and it was just for the panel. Ms. Grady said we are already looking at additional cost for designs, for steel above the doors, and a new panel and just wanted to voice her concern on spending monies for “extras” that might not necessarily be needed. There is no way of knowing what other items are hidden and need to be corrected and wants to make sure there is enough money until the end of the project.

Ms. Cheney asked if there were any further questions or comments. Hearing none, Ms. Cheney asked for a motion. Carolyn Mebert moved, Doris Grady seconded approval of the fire alarm panel in the amount of \$489. A roll call **VOTE PASSED: 4/0**

I. MICHAEL BLISS – CLERK REPORT: Mr. Bliss said he would discuss concerns that were raised at the construction meeting. First item was the meeting with Bayring regarding the phones and intercom system. He was told the yearly cost of they phone system is that one phone approximately equals the cost of a call switch and 2-way intercom. All phones can be connected to the intercom system at no additional charge. However, if someone is on the phone and there is a general call on the intercom, that person/room will not hear the message, so a speaker would be needed in all rooms. Mr. Bliss said some rooms need phones, which has been determined, and the phones can eliminate call switches but not speakers. This would be approximately \$20,000 less than original price. Ms. Grady mentioned when the middle school was at the McConnell Center, they tried having the phones take the place of the intercom system and ended up taking out all the phones because it didn't work. Ms. Grady asked when the plans were being done, why this

wasn't seen as a problem. Mr. Bliss said it wasn't foreseen because the plan was to use the phones as the intercom system in the rooms.

Mr. Bliss mentioned the second item was a request from Mr. Boodey and Mr. Gamache regarding changing some of the rooms from carpet to VCT. There are a total of 12 rooms at an extra cost of \$1,472. He mentioned the carpet has already been ordered and would be the property of the School District to use as they liked. He also mentioned Mr. Gamache said there were areas in the district that he could use the carpet. Dr. O'Connor asked if the carpet could be used over at the McConnell Center. Mr. McBey said the carpet can be used where ever he would like it to go.

The last item was regarding the black paper product that was found during demolition. The test results are back on the two items. The black paper came back not meeting the NFPA requirements. There is still the option of leaving tiles out with an updated sprinkler system or do the return air duct work, which would be more costly. Mr. Bliss stated Eric H. has the specs on the product and is supposed to be sending them to him. Mr. McBey said he has been working with Mr. Goudreau and the design team regarding upgrading the spaces. Option 1 is to leave the paper untreated and eliminate the plenum ceiling by adding duct returns, which will also require additional sprinkler work per NFPA 13. The cost for option 1 is \$45,200. Option 2 is to spray a product called, "No-Burn Plus" over the existing paper to meet all flame spread requirements and allow the mechanical installation to proceed as designed. The cost of option 2 is \$33,470. Mr. McBey said he would lean more towards option 2 because of the cost and it does meet code. This would also be pending final approval from Dover Fire Department and anyone else involved in the inspections. He also stated the school will have a state of the art alarm system and new sprinkler system throughout the building. Ms. Mebert mentioned this product has been in the building since 1950 and no one's been hurt. Mr. McBey said know the information is out and it doesn't meet code, something has to be done to bring it up to code. Mr. Bliss said the second item tested, the fiberboard that was on the upper floor and in the gym, came back ok. Ms. Cheney asked if all areas have been uncovered that could have this paper; Mr. McBey stated there was a map in the packet that shows the areas that the paper was found and the price is for all areas in the school. Mr. Goudreau said from their stand point, option 2 is cheaper and faster and meets State standard code. Carolyn Mebert moved, Doris Grady seconded for Option 2 on the black paper. A roll call **VOTE PASSED: 3/1 (Geuther opposed)** (Ms. Mebert left at 5:55 p.m. for a previous commitment.)

- J. BONNETTE, PAGE & STONE – PROGRESS REPORT:** Mr. McBey said the gypsum drywall installation is going well. However, there has been a stagnant area until the mechanical is roughed in. He believes all drywall will be completed in wing "A" by early winter to early January at the latest.
- K. OTHER:** Mr. Boodey said he has been communicating with the people at BPS, Mr. Bliss and Dr. O'Connor regarding the time capsule. He said it's an ongoing discussion on the exact location and once it has been established as to its exact location, the proper people will be notified.

SAU Office:

- L. CIP Financial – SAU Office:** Ms. Verville reported the total budget available as of October 11, 2007 is \$485,649.41. No vote was taken.
- M. OTHER:** Mr. Joyal gave an update on the progress of the bid for the McConnell Center roof. He said he is about a week behind getting the bid documents out, but they will be out by this Friday. The roof engineers inspected the roof and took core samples and came up with the specs that are going out. He mentioned Mr. Bardwell asked for an addition to the bid for a metal roof; however, the engineer said there were a couple of problems installing a metal roof. He said the cost would be very high and there is the issue of snow sliding off the roof. He said there are other components needed when installing a metal roof which puts it out of the price range. He said they are looking at a 30-year roof tile. There is a pre-bid meeting next Wednesday and bids are due back 2 weeks from next Friday. There will be an evaluation of the bids with the engineer to select a contractor and on November 14th there is a pre-construction meeting. He stated in the bid there is a request for a price to finish the roof by the end of the year and another for starting in April

2008. Ms. Cheney stated we had asked about other roof options; Mr. Goudreau said it was for a manufactured slate roof, which sounds like it is expensive. Ms. Grady asked if the work was on the old building or for the whole building. Mr. Joyal said the flat roofs were in pretty good condition and there are only a couple of drains that need to be updated. The whole roof on the older section of building is being done. Ms. Cheney asked if he expected a lot of responses. Mr. Joyal said they were mailing the specs out to six companies and it was being advertised on the website and in the newspaper. He is hoping it will generate more than 6 responses. Ms. Grady read a section from the specs regarding the deck repairs and asked what that was in reference too. Mr. Joyal said not knowing what she is looking at; he believes the deck repairs are referring to the flat roofs. Mr. Joyal said there are areas of flashing that need to be replaced and there will be an ice water shield put in place. A membrane will be placed over the whole roof, shingles will be laid and soffits and drains will be addressed. Ms. Grady asked if she could have a copy of the specs; Mr. Joyal said he brought 2 tonight for anyone who wanted to take it and read it over. Mr. Joyal said he recommends the Clerk for the School District be involved in the upcoming meetings. Ms. Cheney said the committee did want this done this year and asked what the probability would be. Mr. Joyal said he wanted to clarify this because the memo the committee sent to him said if there was a written contract in place, the work would proceed. He said if it has to be done by the end of the year, he would do what was necessary to get it done. However, if the price difference is significant, he would like to defer the work be done in April. He asked again if the JBC is looking to have the roof replaced by the end of the year or if a signed contract was alright. Ms. Cheney said she thought her understanding was to have a legally binding contract. Mr. Joyal asked if the committee would let him know as soon as possible so once the bids are opened and a contractor is chosen, he can have the contract written up. Ms. Cheney said the committee would contact him after the next meeting if that was ok. Mr. Joyal said that would be fine.

N. NEXT JBC MEETING: The next JBC meeting is scheduled for Thursday, November 15, 2007 at 5:00 p.m. at the Superintendent's office.

O. ADJOURNMENT: The JBC adjourned at 6:15 p.m.

Respectfully submitted,

Catherine Cheney/pb

Catherine Cheney, Co-Chair
Joint Building Committee
JH/pb