

GES Phase II Addition & Renovation Joint Building Committee

Meeting #3

May 10, 2005

Dover, New Hampshire 03820

- A. CALL TO ORDER:** A meeting of the GES Phase II Addition and Renovations Joint Building Committee was called to order on Tuesday, May 10, 2005, at 6:05 p.m. at the Superintendent's Office.
- B. ROLL CALL:** Present were Carolyn Mebert, Chairperson, Marjorie Fisher, Jason Hindle and Otis Perry. Also present were John O'Connor, Superintendent (who had to leave early for a PTA meeting at WPS); Laurie Verville, Business Manager; Dennis Bentley, Principal of Garrison Elementary School; Phil Casey, Clerk of the Works; Gary Goudreau, Goudreau & Associates. Absent was Joanne Eaton, Facilities Manager
- C. APPROVAL OF MEETING MINUTES:** Jason Hindle moved, Marjorie Fisher seconded approval of the April 19, 2005 meeting minutes. An oral **VOTE PASSED: 4 – 0.**
- D. PAYMENT OF BILLS:** Jason Hindle moved and Otis Perry seconded, payment of the following bills:
- a. Goudreau & Associates Invoice #2005.01-01 dated 04-25-05 for \$19,950.00
 - b. Phil Casey, Clerk of the Works Services April 16, 2005 through April 29, 2005 for \$941.93
- A roll call **VOTE PASSED 4 – 0**
- E. CIP BALANCE:** Laurie Verville reported the following balances in the CIP Account:
- GES: Beginning balance: \$2,150,000.00 less the deferral of monies from Phase I to Phase II of \$45,247.00 (approved at 04-19-05 meeting); less the monies obligated for Goudreau & Associates for Architectural Services in the amount of \$133,000.00; and less payroll for Phil Casey, Clerk of the Works of \$941.94 leaving a total balance of \$1,970,811.07.
- An oral **VOTE PASSED: 4 – 0**
- F. PLANS FOR PHASE II FROM GOUDREAU & ASSOCIATES:**

Gary Goudreau from Goudreau & Associates started to go over the preliminary plans for Phase II for Garrison Elementary School. Mr. Goudreau began with the exit doors for the new gymnasium. He stated that by State Code, if a gymnasium has an occupancy of 1,000 people or more, there would need to be 4 emergency exits versus the 3 that he has placed in the plan. However, Mr. Goudreau is meeting with the Fire Chief on Wednesday, May 11th in the morning to go over the schematics. He will also be asking if they could post for a maximum of 700 people in the gym; therefore it would leave the necessity for only 3 emergency exits. Mr. Goudreau came up with the number of 700 as: 200 people on the bleachers and another 500 in chairs on the floor. How Mr. Goudreau came up with the number of 500 chairs on the floor was figuring on how far the bleachers would come out and how many chairs could be comfortably set on the floor with enough space between the aisles and rows for people to come and go easily. If the Fire Chief wants to keep the maximum at 1,000, there would then be a need for a fourth exit. However, it is recognized that space is limited for the fourth exit and depending on where it is placed, depends on the extent of work that needs to be done. In some places there is an egress of 16"–22" to get to grade. State Code does not notice the main entrance as an emergency exit with the need to handle the occupancy of the gym; however, Mr. Goudreau has added the other two emergency exits to handle the maximum occupancy. He believes that the main entrance, which people are more apt to go towards if they entered that way, could handle 350 people then the other two doors can handle 175 people per door.

Phil Casey, Clerk of the Works, asked what would happen if the main entrance into the gym was blocked in an emergency, wouldn't that be a problem because the remaining exits are single doors and would not be able to handle a large crowd. Dr. O'Connor also agreed that could become a hazard and

stated that when he was the principal over at the Middle School, they would run fire drills while students were in the cafeteria, he stated that there was only one door to lead outside from the cafeteria if the main doors were blocked. Trying to get several hundred students out of a single door is impossible and is a concern to him for the single doors as emergency exits for the new addition. Also, with the double doors opening out onto a ramp, one door would impede anyone in a wheelchair getting out because it would block part of the ramp. Mr. Goudreau also brought up that in order to rectify this he would need to make the opening/ramp 3'6", which will cost more to widen the ramp with the egress that is present in that one area. Another suggestion was to place a fourth exit inside the gym but still request to post for a maximum of 700 people; then he asked if the School District even wanted the gym posted with a specific number. Ms. Fisher asked if it would be possible to place another door on the other end of the bleachers. Mr. Goudreau stated that might be an alternative for the fourth exit and would make the changes requested on the next set of schematics. Chairperson Mebert was wondering if the doors were going to be marked as emergency exits and handicapped accessible. Mr. Goudreau stated that the doors would be marked and if the School District would like, they could hang signs on the walls pointing to the doors so people would have an easier time in identifying the exits.

Mr. Casey then had a question about one of the offices off of the gym, he was wondering if the door could be moved out so it would be flush with the main wall. On the schematic the door was opening into the room and that there was a small hallway and Mr. Casey was concerned about students hiding in that spot. Mr. Bentley stated that he was not too concerned because elementary students are not the same as middle or high school students and he does not foresee the students hiding in that spot. Mr. Goudreau told him that if he did make that change, he would then have to make the hallway 6" wider and he would like to avoid tearing into the walls to enlarge the hallways to meet code. Mr. Goudreau gave an option of having the door open out into the hallway in place of into the room or another option was moving the custodial closet to where the office is vice versa that way the door can still open in and it would be towards an outside wall. Mr. Perry noticed that the custodial closet had a floor sink and didn't think it a good idea to have that taken away from the custodians; Chairperson Mebert agreed. Mr. Goudreau believes that should not be a problem in moving the floor sink to a new area. A question was raised regarding the bathrooms off of the gym and if there were going to be any doors entering the bathrooms along with the number of fixtures shown; were there too many or too few being placed in the bathrooms? Mr. Goudreau said there would be no doors going into the bathrooms because there was a privacy wall up and many other schools are like that and he stated that the bathroom fixtures are decided by code according to the number or occupants in the building.

Light Fixtures: Mr. Goudreau had gathered some information on different light fixtures and passed a pamphlet around showing the fixtures he thought would work best in the gym. Mr. Goudreau stated that he believed that a 2' x 4' fixture containing several bulbs per fixture and was a florescent light versus a high-intensity lighting system, would be more economical for a space that size. With more than one bulb per fixture, if one went out, there would be the others as backup; also the lights could be set up on different switches and you would not have the lag time for the lights to com on. Mr. Perry stated that with the high intensity lights, over time the more the lights are on the lumens drop and the lights burn out faster. Mr. Goudreau asked if the committee had a preference of the T5 or the T8; Mr. Perry and Mr. Casey agreed that it would be better to go with the T5. Mr. Bentley asked if the lights were going to have cages over them; Mr. Goudreau said that was an option, but he is including it in the bid specs. Mr. Perry asked if anyone has spoken with Public Service to see what, if any, incentives we would receive for the new addition. Ms. Verville stated that she is working with Siemens and actually meeting with them in the next couple of weeks to go over what needs to be completed/done for the rebates from Public Service.

Basketball Backboards: Mr. Goudreau found two types of backs, solid or plexiglass. Mr. Bentley asked if the hoops were going to be adjusted manually or electrically. Mr. Goudreau said that they

would be manually raised and lowered; he also noticed that some of the backboards and hoops were either on a single or double post. A question was raised as to what the difference was between the single or double post and Mr. Goudreau stated that he wasn't sure how much of a difference the single versus the double posts were. Mr. Perry then asked how many times the basketball hoops might be raised and lowered and that might be the difference between the single and double posts and how easy it is to adjust. Mr. Goudreau has been talking with the PE teacher and others regarding the height of the hoops and it was decided upon having the hoops at 8 feet and adjusting up to 10 feet. Mr. Hindle then asked if there was a need for a center divider; Mr. Bentley stated that he has spoken with Greg Brown, PE Teacher, and they both agreed that there was no need to have a center divider in the new gym. Mr. Bentley also mentioned that several years ago the YMCA purchased and installed a center divider in the café/gym so at any time there could be a school activity going on one side and the YMCA would still have an area.

Mr. Goudreau also mentioned that there was going to be padding around the steel columns and other areas of the gym where someone might get hurt. Mr. Perry was wondering what the cost of the backboards was; Mr. Goudreau was not sure. Mr. Perry thought that it might save the district some money if we went out to bid on the backboards if they were around \$6,000.00; however, if they were only around \$1,000.00 each, it would not be worth the bid process. Mr. Casey stated that if he was given a list of the companies for the backboards, that he would make the calls to find out the cost.

Gym Floors: A question was raised regarding the gym floor and if it was going to be hard wood; Ms. Verville confirmed that they would be hard wood floors. Mr. Perry then asked if there was any thought on protecting the floors when the chairs are placed on the new floor. Mr. Bentley said that the chairs they have now all have rubber ends on all the legs; Mr. Perry mentioned that there is always one in the group that is missing that protection. Ms. Fisher and Ms. Verville mentioned the mats that they have over at the high school that they put down on the floors to protect them. Mr. Perry was wondering if it would be possible to place in the bid specs an alternative price for the floor protection.

Ms. Verville was then wondering if it would be more advantageous to go out to bid for the bleachers and the floor for the new gym and possibly save money from the mark-ups generally given in a contractors bid. Mr. Goudreau stated that he would remove those items from his specs; however, Mr. Perry asked if we could have the specifications that Mr. Goudreau has written himself.

Roof Drainage: Mr. Goudreau brought up that during the Phase I construction, they were working on the roof drainage with Phase II in mind. They have already set up for the new section to be tied into the city sewer and the drains on the roof have been worked into going into the storm drain with any excess going into the gully. Mr. Goudreau would also like to see if it is possible to tie in the ceiling drain into the drain in the corridor that runs under the floor. There is one located in the corner of the ladies room near the gym and Mr. Casey stated that there are two more drains in the current gym area.

Mr. Goudreau was wondering about the oil tank located underground where the new addition will be going. Mr. Casey stated that as soon as school is out, he will be having the tank dug up, the sludge at the bottom of the tank removed, and the ground around where the tank was will need to be tested for any contamination; the School District would be taking care of this process. Mr. Casey has been waiting for the oil company to contact him and coordinate a time to empty the oil out of the tank; however, Mr. Bentley stated that there have been two trucks that have been to the school emptying the tank.

New Administration Offices: Mr. Goudreau moved on to the new administration, nurse, and guidance offices. Mr. Goudreau started with the guidance office showing that where it is located now, there are posts that will be in the room that cannot be removed and new furniture would need to be purchased in place of the furniture she has currently. An example would be the rectangular table that the guidance

counselor has now; it would have to be replaced with a round table that would be able to fit up to eight students. Then the front office and layout discussed. There will be new doors, a bulletin board with information that people can read while they are waiting, and four to five chairs in a waiting room area. In the main office there will be a copier, two workstations, storage closet, and a counter for the mail (incoming and outgoing); there will be a conference room that will have a table to hold ten to twelve people. Mr. Goudreau stated that the nurse's office is the room will have the most revisions to it. The school nurse has requested a private room for a bed and chair, her desk and two filing cabinets that she needs to keep in her room. She will also have a separate shower, sink and toilet in her room, a 6 linear foot counter with a sink, a table with chairs, and a storage closet. Mr. Goudreau also stated that both the nurse's and guidance office will have skylights put in for natural light in their offices. They currently do not have windows and this will give them much needed sunlight where they have always been in an office without an outside window and these offices will not have an outside window. The current teachers workroom walls will be coming down, but the closets will stay. In looking at the plans more closely, Mr. Perry asked if there was anyway that the guidance office could be moved to where the copy room would be, that way she would not have to get new furniture to fit around the posts and it is a larger room. Mr. Goudreau looked and said that it could be a very strong possibility. He stated that looking at the old plans of the school there is a hidden door that could be punched out and have a door from the teacher's room to the copy room. The only questions Mr. Goudreau had was if the guidance counselor would want the sink and cabinets that are there now? Even if she didn't with all of the work being done in the building, it would not be a problem or a big expense to remove them. The only problem that might be encountered is that the counselor wants to have a window in her door and also in the wall so that students can see whether she is with someone or not. If the office is moved, then the window in the wall will have to be cut out of concrete blocks, which would take time and a little more money.

Main Entrance: Mr. Goudreau then showed a plan for the entryway to the school. The schematic showed that he would have pavement going around the flagpole and up to the main doors from the already existing sidewalks. Mr. Goudreau then showed the canopy to go over the doorway; it would be similar to the two other wings in the front yet it would have a steeple on top of the steel beams and he would like to put a cal curve made of a translucent material for light and to keep people out of the weather while entering the building. Mr. Bentley stated that right now the school does not have any real charm and he is happy to see the front of the school being recreated with the design that Mr. Goudreau has created. Mr. Bentley would also like to see brick in place of pavement going into the school. He mentioned that he went to visit Portsmouth Christian Academy, which is right down the street, and he noticed that the front of their school was very inviting with brick for a sidewalk going up to the main entrance.

Site Work: Mr. Casey was questioning whether or not there would be 24' – 26' of stone from the street inward for the construction vehicles to travel over and alleviate the build up of dirt and mud on the roads as they pull out. Mr. Goudreau said that could be arranged and should not be a problem. However, on mentioning the construction vehicle using that area, Mr. Goudreau mentioned that he has not made any plans for fire apparatus to be able to go around the school in case of an emergency. Also noted was that for the new addition it was recommended to have a few more trees cut down, the exact trees to be cut down have not been determined yet. Mr. Goudreau also showed that he has moved the jersey barriers to a place that would give the same amount of play space that is there now and still have room for vehicles to enter and pick up their children; however, it does not leave room for additional parking, all parking will have to be off of Shaw's Lane. He stated that from the tree line near Shaw's lane to the barriers it would be 60' and the play area would remain at 180'. Mr. Bentley would like to see the student pick-up & drop-off area a little larger than in the plans and would also like to see a wood fence go up in place of the barriers currently being used. Mr. Goudreau feels that even if a wood fence would replace the current barriers, it would still need some kind of island so during the winter months, the plows will not destroy the fence with the plow or the amount of snow that would be placed against

the fence; Mr. Goudreau believes that a wood fence would serve no real purpose. Mr. Casey also mentioned that a decision needs to be made soon on what will happen to the loom pile on the side of the school.

Mr. Hindle asked where the committee goes from here. Ms. Verville said that we will need to go out to bid soon for a construction company and that she will be getting together with Mr. Goudreau to put a bid package together. Ms. Verville asked Mr. Goudreau if he would be able to have the plans ready for the second week in June; he stated that he would be able to but he would have to check with the engineering department. Mr. Goudreau feels that the sooner things get started the sooner the project can start. Ms. Verville explained that the plans would be held at Cocheco Print Works for anyone who would like a set to be able to pick it up at their cost. Ms. Verville also asked how long a time frame would be needed before the bid could close; Mr. Goudreau said that the contractors could easily put a bid together within three weeks. There will be a public bid opening and then a summary of the bids will be compiled and a closed session of the committee will meet and go over the information. Ms. Verville also stated that she will compile a list of contractors and e-mail it to everyone and if anyone had any comments, additions or deletions, to let her know.

- G. NEXT MEETING:** The next meeting for the JBC will be held on Tuesday, June 7, 2005 at 6:00 p.m. at the Superintendents Office.
- H. ADJOURNMENT:** Jason Hindle moved and Otis Perry seconded adjournment of the JBC Committee at 7:35 p.m. An oral **VOTE PASSED: 4 – 0**

Respectfully submitted,

Carolyn Mebert, Chair
Join Building Committee
CM/pb