

GES Phase II Addition & Renovation Joint Building Committee
Meeting #6
August, 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, August 16, 2005, at 4:00 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 Laurie Verville, Business Manager; Anna Parrill, Principal of Garrison Elementary School; Joanne Eaton, Facilities Manager; Phil Casey, Clerk of the Works; Dennis Bentley, former Principal of Garrison; Jennifer Beloin, Beloin Construction; Gary Goudreau, Goudreau & Associates and Gary Bannon, Dover Recreational Manager; John O'Connor, Superintendent left early due to prior commitments.
- C. APPROVAL OF MEETING MINUTES:** Otis Perry moved, Jason Hindle seconded approval of the July 12, 2005 meeting minutes. An oral **VOTE PASSED: 4 – 0.**
- D. GARRISON ELEMENTARY SCHOOL ADDITION/RENOVATIONS – PHASE II UPDATE:**

Dr. O'Connor wanted to discuss item "e" on the agenda before having to leave regarding the upgrades of the gymnasium; Gary Bannon from Dover Rec. would be at the meeting to discuss his feeling regarding some of the upgrades listed. Dr. O'Connor also stated that the Butterfield Gym is going from public to private ownership. Dover Rec now has to have a "home base" of operation and Dr. O'Connor was wondering if at this time, where construction of the new gym has not begun, would be a good home base for the Rec Department. This would also mean that it would need to be a 12-16-18 hour facility; Dr. O'Connor then referred to the list provided for all the upgrades. Ms. Mebert was wondering how this was going to be paid for and if there have been any discussions about it. Dr. O'Connor and Ms. Verville stated that they have spoken with the City Manager regarding other sources; discussion was around having money come from the JBC, have it come from internal or City funds; Dr. O'Connor would really like to see that monies do not get bonded for any additional cost that there might be. Mr. Goudreau stated that it would be advantageous to have an air conditioning unit for the gym; at this time there are no municipal buildings or schools in the district that have air conditioning. He also agreed that it makes sense to have one venue that is air conditioned in the City. Both Mr. Goudreau and Mr. Casey believe that having the air conditioning at Garrison is a good idea; however, there will be more cost involved if this is done with upgrades to the electrical, transformer and any other item that might show up unexpectedly. Ms. Mebert asked that where we are planning for a broader use of gymnasium, what about insurance issues? Who would be responsible? Dr. O'Connor believes that the groups that would be using the gym would have their own insurance coverage, but that would be something that would have to be confirmed.

Mr. Perry confirmed that at the August 10th City Council meeting it was voted on that Dover Recreation will be moving out of Butterfield Gym even if the Children's Museum does not move to the building. This leaves the McConnell Center Organization with the need to know, as soon as possible, where Dover Recreation and Gary Bannon will be deciding to go.

Mr. Bannon was next to speak regarding the addition to the gymnasium at Garrison. His main concerns are the space that will be available for the Rec. Dept. He is hoping that everyone can work together for flexibility in the scheduling and use. A few of his concerns are as follows:

1. Upgrading the flooring: The floor that is currently being proposed is not a bad floor, however, for older teens and adults who would be using the courts; Mr. Bannon stated that it would be as if they were playing on concrete. If upgrades were made to “cushion” the floor more, there would be less sore muscles and bones at the end of a game.
2. Divider Curtain: He wants to know what the level of curtain/divider would be. He stated that at DMS the curtain there comes down from the ceiling and is ½ screen and ½ material and has worked well for separating the different events. Mr. Bannon was wondering what would be more cost effective and has longevity, if we went with a folding wall that would help with sound proofing the gym or going with some sort of a curtain? Mr. Goudreau stated that the divider walls/curtains are usually priced according to height and weight. The wall that he has looked into is electric with a door for getting to the fire exits. Mr. Perry brought up the issue of storage for the wall and how that may be a problem. Mr. Goudreau said that he has worked on other projects where they had split the bleachers by approximately 4 ft to accommodate the folding back of the wall. Mr. Perry told Ms. Verville to contact him regarding the wall that was installed for the Dover Housing Authority. He would pull up the information from when it was installed and get copies to her. Ms. Beloin-Gagne stated that she would need to find out as soon as possible because they will be pouring the foundation in 5 weeks.
3. Seating and basketball backboards: Mr. Bannon asked what the seating capacity would be at the new gym. Mr. Goudreau stated that it was approximately 200; depending on the sizes of people that would be there, it could be a little less. Mr. Bannon did not feel that more seats were needed at Garrison because any adult game or high school athletics could be held at the McConnell Center gym; which will have a much larger seating capacity once renovations have been completed. He was also inquiring about the backboards and if they would be motorized or if they were the ones that would have to be manually brought down from the ceiling and not have the adjustability of height (side backboards) as they do over at Woodman Park School currently. The adjustable backboards are more needed for students that are in 2nd through 4th grades. Mr. Goudreau stated that the whole series of flooring has a 6 – 8 foot adjustable height.
4. Sound System: Mr. Bannon stated that a sound system was not really needed for his needs; however, for school events it would be a nice feature to have. Currently Dover Recreation has a portable system that they already use. However, if there were a sound system installed, they would like to have the use of it if available.
5. Air Conditioning: That would be a great benefit for the Rec. Dept. for running summer leagues. They had been looking into lighting for outside to use in the evenings and feels that it would also benefit the students during the warmer days of fall and spring. Mr. Perry believes that a curtain and air conditioning are nice but does not feel that they are a necessity.
6. Score Boards: He has looked into having scoreboards and was interested in having one at either end of the gymnasium and if possible, to have the boards run independently of each other so that if there were two games going on (with the divider in use), they could each have a scoreboard to look at instead of hearing announcements. He has also, in the past, had luck in having scoreboards donated by companies; however, with the current situation with the School District and the Pepsi/Coke conflict, he may have a harder time in getting a donation. Ms. Verville stated that she has been working with Peter Wotton, Athletic Director for the Dover School District, in working on the conflict.
7. Protection Mats: Mr. Bannon thinks that it would be very advantageous for the school to have some sort of protection mat for the new gymnasium. He stated that at the Rec. Dept. now, they are using just a vinyl sheet to protect the floors from spills, etc. but they are not the higher end mats that could also be used for other athletic events, i.e. cheerleading practices.
8. Canopies over Exit Doors: Mr. Bannon did not feel that canopies were needed for every exit, but believes that one over the main exit would be useful. Mr. Goudreau stated that at this time the canopies for all exits are already in the design. Ms. Mebert asked if the cost for the canopies was \$10,000. Mr. Goudreau stated that it was an estimate; however, he also noted that code requires that all exits are to keep clean of ice and snow. With the canopies, he believes that it would help reduce

the amount of man-hours during an event in the gym for someone to keep those exits clear and that the canopies are for the emergency egresses only.

The committee then proceeded to discuss the remaining information in the packet.

Ms. Verville stated that she has had discussions with Mr. Joyal, City Manager, regarding cost sharing the increases of prices for the upgrades in the gym and they were not sure if that would be feasible. Mr. Perry suggested justifying as much of the cost as possible as school cost for State Aid purposes.

Ms. Verville then asked if we could move on to exhibit "f" regarding the upgrade on the flooring in the gym and the differences of the padding that would be placed under the hardwood floor. Mr. Goudreau stated that the more resiliencies that is wanted the more money it would cost. The base cost for the following Actioncush padding is as follows:

3/8" PVC Pad: \$ 6,314.00
7/16" Airtech II Pac: \$ 7,420.00
3/4" Proflex Pad: \$8,575.00

This would also include a double layer of 1/2" CDX plywood and then the maple wood flooring (tongue & grooved) as the final process. The above prices would not include a mark-up from Beloin Construction. Mr. Bannon stated that he would not like to see any cuts regarding the floor; he believes that if we go with the higher quality now, it would pay for itself with the longevity of the floor. Mr. Perry was wondering if that would really be necessary at this time. Mr. Goudreau stated that he went into this portion at the lower end where it was an elementary school and the committee is working to upward. Ms. Verville stated that at this time the cost is minimal for the difference in the thickness of the padding. Ms. Mebert asked if this was something that we needed to take action now. Ms. Verville stated that she would like to take action on other items that were on the agenda before doing anything with the flooring.

Ms. Verville mentioned Phase III of the sprinkler system for the gymnasium. The complete bid price given by John Carter Sprinkler Co., Inc. came in at \$102,816.00 for all three phases of the project. She asked Mr. Casey if Phase I & II had been completed; Mr. Casey stated that they had been completed but that there was still the inspection, which they were going to have the next day before signing off on the work. Mr. Perry then wanted clarification on the obligation of the monies for Phase I & II. Ms. Verville stated that the monies have already been obligated when the bid was accepted. At this time Ms. Verville was looking for appropriation of the remaining monies of \$ 12,550.00 for Phase III.

Otis Perry moved and Jason Hindle seconded the appropriation of \$ 12,550.00 for Phase III of the sprinkler system at Garrison Elementary School gymnasium.

A roll call **VOTE PASSED: 4 – 0**

Ms. Verville then discussed section "b" on the agenda regarding the AIA Contract with Beloin Construction. She stated that she sent the information to the paralegal and has been in touch with Primex, the insurance company for the School District. Ms. Verville stated that both Ms. Beloin and Ms. Mebert need to sign the A201 contract. (Ms. Beloin has already signed the contract). Mr. Perry noticed that in the first contract on page 3 at the bottom, he would like to have the following removed from the contract. What he would like to have removed from the contract is the area on liquidated damages. He stated that the coverage given is usually not enough to cover any damages that do occur. Ms. Verville asked if there were any penalties for non-completion of work. Ms. Beloin-Gagne-Gagne stated that if it was not in the specifications, she does not put it in the contract. Mr. Perry also stated that he looked into whether liquidated damages were a requirement to be in a contract and found out that that it does not. Ms. Verville then asked if there were any other questions regarding the contract.

Otis Perry moved to sign the contract as amended above, Marjorie Fisher seconded.

An oral vote **PASSED: 4 – 0**

Section “c” on agenda regarding the sub-contractor vendor list was attached for everyone’s review and comments. There were no comments regarding any of the sub-contractors. Mr. Perry did ask Ms. Beloin-Gagne if we were going to stay with Best Hardware for the remainder of the project. Both she and Mr. Goudreau stated that it was best to stay with the same vendor to have everything the same throughout the building.

Section “d” on agenda regarding the preliminary schedule, Ms. Verville asked Ms. Beloin-Gagne if the completion date for the gymnasium was for March 2006. Ms. Beloin-Gagne stated that she has March 2006 slated as the completion date for the whole building.

Section “e” on agenda regarding additional upgrades and the cost estimate, Mr. Goudreau believes that the first step would be to decide what the committee would like to add to the scope or not and get that information to Ms. Beloin-Gagne as soon as possible. Ms. Mebert feels that everything on the list seems like it could be real into incorporating it into the original design. Mr. Perry stated that he wanted the bottom line on the prices for the canopies. Mr. Casey mentioned that during Phase I of the construction 2 canopies were removed and they still had a problem with the weather entering the building. He stated that where the canopies were supposed to be placed, it is on the wind side of the building and during rain and wind; water comes in through the threshold. Ms. Beloin-Gagne stated that the grade does tip towards the door (near where the old oil tank was removed).

Otis Perry motioned for the monies on all of the additional upgrades for the next scheduled JBC meeting and Jason Hindle seconded.

Section “g” on agenda regarding roofing TPO upgrade; Mr. Perry asked if it was necessary to move the TPO from .045 to .060 to meet the standards of 72 mph winds. Ms. Eaton stated that she has never used .045 in her projects that she has worked on, it has always been .060 TPO. Mr. Casey thought that the materials required for 72 mph winds would be sufficient enough for this area. Ms. Mebert asked if at this point we were just dealing with the materials; which is the case. Mr. Goudreau stated that where the gym is higher the upgrade would be wise; he also stated that the only reason someone should be on the roof would be to clean out the drains. Ms. Beloin-Gagne stated that the \$ 1,980.00 was just the subcontractor’s price and there would be another 10-15% markup for Beloin Construction.

Jason Hindle moved and Marjorie Fisher seconded the with an amendment on cost of \$ 2,200.00; which includes markup cost for Beloin Construction for the upgrade of the roofing TPO.

A roll call VOTE PASSED: 4 – 0

Section “h” on agenda regarding make up air to boilers; Mr. Casey stated that there are 2 boilers at Garrison in two separate rooms. Many times only one of the boilers will be running and that particular boiler would be receiving 3000 CFM; which drops the temperature throughout the building, due to having only 1 fan for the 2 boilers. Mr. Casey stated that he spoke with WV and asked to receive a design from Siemens; which was received but was very complicated in design and the cost was \$ 9,265. Mr. Casey then went and spoke with ACME about a design to solve the problem with the fan system. They came up with a design, which was then given to WV to look at and they approved the design and the cost is \$ 1,200. The purpose of this fan is that it will open the damper and the air will go where it is needed and it will recycle the air so the temperature should not drop tremendously as it is doing with the set-up that is in place now. Mr. Casey feels bad that the school will have to pay for this correction; however, Mr. Goudreau stated that if Mr. Casey gets the work completed by ACME Sheetmetal, the School District will pay for the full amount up front and Mr. Goudreau stated that there would be the deduction of the 2-speed fan from the \$ 1,200.00 and then the design team will give a credit for the difference. The reason for this is that Mr. Goudreau realized that they did not go out to other companies and it seemed as though the subcontractor they had completing the boiler system did not want to be doing the work. Ms. Mebert asked if the correction will be completed soon and would like to see it completed soon due to school starting soon and the weather will be changing soon.

Otis Perry moved and Marjorie Fisher seconded the hiring of ACME Sheetmetal to complete the work on the fan for the boiler systems at Garrison for the cost of \$ 1,200.

A roll call **VOTE PASSED: 4 – 0**

Mr. Casey is concerned with the air conditioning units for both Phase I of the construction and the unit for the new gym. With the new units will need to be tied into either existing breaker systems or new ones will need to be installed. At this time, Mr. Casey was discussing with Bob Salisbury, electrician, about his concerns with the breaker box in one of the closets. It seems that at one time 200 amps were replaced and spliced into the panel for the new wing and library, completed many years ago. They are now concerned that if they add 2 additional 70 amp breakers the system will overload. Ms. Mebert questioned if Mr. Casey feels that the current system is not sufficient to add the air conditioning and if bigger lines could be run to the gym for the upgrades. Mr. Perry also asked if it was feasible to have one air conditioning unit to use for both the gym and the library, in place of two separate units. Mr. Casey stated that he would have to check into this. Ms. Mebert stated that whether the AC is going to be used for that section or not, it still needs to be looked into. Mr. Perry asked Mr. Goudreau to have his engineer look at the AC circumstances for all the areas and see what he believes would be the best for the building. Ms. Beloin-Gagne stated that under Phase I, the School District has already paid for 2 – 10 ton units. Mr. Goudreau stated that he would talk to WV Engineering on the situation. Ms. Mebert asked if they could look at everything needed for the AC and get numbers for the next meeting and then we would look at the electrical and transformer situation.

Ms. Verville asked both Mr. Goudreau and Ms. Beloin-Gagne if we had another meeting on September 6th regarding the structural needs, how far out would that place the construction phase. Ms. Beloin-Gagne stated that it was hard to estimate because she will need to know what is going to be needed.

Cabinets: There is already an existing purchase order for \$10,500.00 for the completion of the work in the OT/PT room and the Art room. Mr. Casey stated that for Salisbury Woodworking to complete all the work it would cost a total of \$ 19,110.00, which is an additional \$ 8,610.00 from what was originally approved at the July 12th meeting and this does not include the purchase and installation of 3 sinks as originally requested. Mr. Casey stated that the music teacher did not want any cabinets or sinks in his current room and Mr. Bentley stated that teachers are not guaranteed the same room from year-to-year and at least a sink needs to be installed in what is currently being used as the music room. Mr. Hindle wanted to wait on making any decisions until we have the cost of what 3 sinks and their installation will cost at the next meeting. Ms. Mebert agreed and asked Mr. Casey to get the figures and have them for our next meeting so a decision can be made.

Ms. Verville asked if the new teacher's room was going to have a recess for the refrigerator at no additional cost? Also, storage is going to stay where it is. Plans from Mr. Goudreau were brought forward on an existing area that Mr. Casey had made a change, which is to take out 19" from the wall, Ms. Beloin-Gagne was seeing this for the first time and did not believe it would be a problem. However, Mr. Goudreau stated that there has been a new floor placed in the room, the ceiling has been painted and in removing the wall all of that area will need to be patched and the outlet moved. Ms. Verville stated that she wanted to make the teachers room more versatile. Mr. Goudreau also stated to Mr. Casey that it was in the addendum to leave the door in place in that room.

Jason Hindle moved and Otis Perry seconded obtaining pricing for all the above changes/requests being made.

An oral vote **PASSED: 3 – 0**

- E. PAYMENT OF BILLS:** Jason Hindle moved and Otis Perry seconded, payment of the following bills:
- a. Coheco Print Works, dated July 20, 2005 for \$ 28.80
 - b. Coheco Print Works, invoice #24728 dated July 11, 2005 for \$ 71.15
 - c. Gary Goudreau, invoice #2005.02-01 dated August 4, 2005 for \$ 22,120.00

A roll call **VOTE PASSED: 3 – 0.**

- F. CIP BALANCE:** Laurie Verville reported the following balances in the CIP Account as of August 12, 2005.

GES: After expenditures and obligations reported to date, the remaining balance is \$ 376,478.91.

Mr. Perry asked that the budget that is available assumes the passing of any payment and obligations already discussed/voted on? Ms. Verville stated that was correct and the balance given above was also encumbering the changes discussed this evening.

- G. NEXT MEETING:** The next meeting for the JBC will be held on Tuesday, September 6, 2005 at 5:00 p.m. at the Superintendents Office.
- H. ADJOURNMENT:** Jason Hindle moved and Otis Perry seconded adjournment of the JBC Committee at 5:45 p.m. An oral **VOTE PASSED: 3 – 0.**

Respectfully submitted,

Carolyn Mebert, Chair
Join Building Committee
CM/pb