

GES Phase II Addition & Renovation Joint Building Committee
Meeting #8
October 6, 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 Thursday, October 6, 2005, at 5:00 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; John O'Connor, Superintendent; Anna Parrill, Principal of Garrison Elementary School; Dennis Bentley; Phil Casey, Clerk of the Works and Gary Goudreau, Goudreau & Associates.
- C. APPROVAL OF MEETING MINUTES:** Jason Hindle moved, Otis Perry seconded approval of the September 16, 2005 meeting minutes. An oral **VOTE PASSED: 3 – 0.**
- D. CIP BALANCE:** Laurie Verville reported the following balances in the CIP Account as of September 30, 2005.

Expenditures to date: \$ 160,991.58
Obligations to date: \$ 1,635,861.99
Obligations Subject to Approval: \$ 8,083.12

GES: After expenditures and obligations reported to date, the remaining balance is \$ 345,060.31

- E. PAYMENT OF BILLS:** Otis Perry moved and Jason Hindle seconded to accept the Financial Report, Obligations, and payment of the following bills:
- a. Hart Plumbing & Heating, Invoice #35832 dated 8-29-05 for \$1,303.12
 - b. M.B. Maintenance, Inc., Invoice #1549 dated 9-19-05 for \$2,650.00
 - c. Goudreau & Associates Architects, PLLC, Invoice #2005.01-04 for \$6,650.00

A roll call **VOTE PASSED: 4 – 0.**

Mr. Perry did question the payment to M.B. Maintenance, Inc. in the amount of \$2,650.00 for the disposal of the waste oil and solids from the tank at Garrison Elementary School. Mr. Perry asked Mr. Casey if he had contacted the City regarding having them burn the old oil and waste from the tank. Mr. Casey stated that all of the "good" oil was transferred from the tank to one of the other schools, the bill is for the sludge that was at the bottom of the tank, which M.B. Maintenance has removed (the amount of the above bill) and transfer the waste to New Jersey for them to burn. Mr. Perry then asked a second time if Mr. Casey was aware that Dover does have a system to burn old oil, that all they have to do is pour it into a pot and burn the waste to dispose of; Mr. Casey stated that the sludge would not work at the City burning facility.

F. PHASE II UPDATE:

- a. The casement work for the music room and OT/PT rooms have been completed.
- b. Ms. Mebert was wondering about the electrical work that needs to be completed and where we were. Mr. Casey stated that so far we have received an estimate for the work to be completed by PSNH for a new pad mount transformer and 250' of primary underground cable and the removal of the old pad mount transformer. There is a prepay amount of \$4,283.00, which will need to be paid

prior to PSNH starting the installation. Mr. Casey stated that at this time there is not enough power for the A/C in the gym let alone enough for the A/C in the library in the new wing. Mr. Casey stated that they are thinking of placing the new transformer in the first storage closet room, making it L shaped with two doorways and removing the two overhead shelving areas. Mr. Perry was wondering about the overall cost; Mr. Goudreau stated that they did not have an overall cost for the completion of the upgrade. He did speak with his engineer and received bits & pieces from him; this would include a revised service entry, the transformer, and the trench that will need to be made in the current slab to run the new cable to the new conduit and switch gear in room. Mr. Goudreau had concerns regarding the electrical for the motorized bleachers, backboards and curtain divider; he also stated that the original electrical work was for two backboards; the subcontractor will discuss the addition of four motorized backboards with Ms. Beloin.

Mr. Perry asked if it would be feasible to have Beloin Construction pay for the work for the work that PSNH will do and we will then pay her through a change order to keep it as part of the entire project. Dr. O'Connor stated that it would make sense to keep everything together. Mr. Perry also believes that it would be better for coordination between Beloin Construction's electrician and PSNH. Ms. Mebert asked if we were going to have any electrical upgrades with all the changes currently being made. Mr. Perry and Mr. Goudreau stated that it was just on the edge of an upgrade, but there would be no upgrade in the electrical. Dr. O'Connor wants Ms. Beloin involved in the discussions; Mr. Perry stated that it would be better if everything were done all together versus in pieces. Mr. Casey stated that the newer of the two conduits was installed during the addition of the new wing and library, which Dr. O'Connor stated was completed 20-25 years ago. Mr. Casey also mentioned that the back feed was original and that there he did not see any amperage of 270 for the Phase I A/C. Mr. Perry then asked if it would be less expensive to dig up the floor into the new section versus a new box; Ms. Fisher asked when all of this would need to be completed by. Mr. Goudreau stated that the work could be completed during the Christmas break because they would need to go under one classroom up to the electrical closet; however, we can go by our own schedule to dig up the floor and add a new conduit. Dr. O'Connor stated that he would like to see this done before the break, the classroom can be moved because they have an empty classroom and he does not want to see a delay the work schedule. Ms. Verville asked if this could be discussed at the next construction meeting with Ms. Beloin; Mr. Goudreau suggested discussing this topic at the next Thursday meeting that the Ms. Beloin has. Ms. Verville wants to see numbers before discussing these issues further.

- c. Ms. Mebert was wondering about the cost for the A/C for the new gymnasium. Mr. Goudreau stated that he has not seen anything from Beloin Construction for either Phase I or Phase II; he did state that the condensers for the Phase I A/C will not be placed on the ground along with the Phase II condensers, but needs to stay on the roof where it was originally designed because it would be too far for the Freon to run. Mr. Goudreau stated that for the new units on Phase I, they would need to cut the membrane, place the units and patch around them; a guard rail would also need to be placed around the unit/roof for safety. Mr. Perry asked what materials would be used; Mr. Goudreau stated that the pads are already on the roof now. Mr. Perry then asked about curbing; Mr. Goudreau stated that edging would be placed around the roof. Mr. Perry mentioned that we should contact the contractor who originally did the roof and look into the guarantee on it.
- d. Mr. Casey stated that the 2-carrier units base cost from Palmer and Sicard is \$48,500.00, which includes placing the units on the roof and all wiring needed. Mr. Perry asked if this was the only company that he got a quote from; Mr. Casey stated that he spoke with another company and had them on the roof looking at the project; however he has not heard back from them on a cost estimate, he will contact them to get a base price. Mr. Perry would like Mr. Casey confirm the price from Palmer & Sicard; Dr. O'Connor would also like to see 2-3 additional numbers on the A/C units. Ms. Verville asked at what point does this need to be completed by; we need to go out to bid for the bleachers and padding and if we are going to out to bid on the condenser units, she would like to have all bids go out at the same time.

Mr. Casey stated that there might be a problem; where are we going to go with the electrical; current ampere is 125, we are going to have to go with a bigger panel and place it in the existing janitors closet. Mr. Goudreau stated that we are going to place the electrical into the existing panel; Mr. Casey thought that would be too long a run. Mr. Goudreau then stated that he could only go by what his electrical engineer put in the plans. Dr. O'Connor asked Mr. Goudreau if it would be possible to have his electrical engineer come to the next meeting to talk to us about the placement of the panel. Mr. Goudreau stated that Mr. Whippie has already spoken with Mr. Casey regarding the panels. Dr. O'Connor stated that once this item has been figured out, we could go to contractors and get numbers on cost. Ms. Mebert was wondering what the school was currently working on; Mr. Casey stated that currently they are at 600 amps in the box and that is without A/C for Phase I.

Ms. Verville stated that an RFP needs to be done for the backboards, bleachers, and padding; Ms. Verville would like to solicit public bids at the same time. Mr. Goudreau stated that he would get the other specs to her by Monday, October 10th.

- e. Ms. Mebert asked about the cost for the canopies; Ms. Verville stated that Ms. Beloin just received the drawing from Mr. Goudreau today, (Thursday, October 6th). Mr. Goudreau stated that canopies are 3 ft by 8 ft long and will be steel.

- G. OTHER:** Ms. Verville stated that there were plans from HTA Kimball Chase that were received on October 3rd regarding the drainage issue at Garrison Elementary School. Mr. Casey stated that the ravine is approximately 25 ft. deep and that parents and teachers have brought the issue of student safety up several times and it has also been brought to the attention of the City engineer several times. Mr. Perry asked what the relation of the ravine was to the school. Mr. Goudreau stated that it is approximately 20 feet to the tree line and during heavy rains the water gushes out of the ravine looking like a fire hose; he also stated that there is approximately 10-15 feet of pipe that is exposed. Mr. Casey mentioned that currently there are two large rocks holding the pipe down at the joint and that water is coming out of other areas and the City has been aware of this problem for years.

Mr. Goudreau mentioned that he has tried to intercept water with a 12" diameter drywell infiltrator system larger than the original drywall; however, Mr. Goudreau stated that when 3" of rain falls the drywell fills quickly and the over flow of water runs into the manhole, which then runs into the ravine. Mr. Casey mentioned that the drainage over the kindergarten wing drains into the parking lot, which doesn't go anywhere. Mr. Casey feels that if they take steps filling the ravine and changing the drainage system by taking current piping, put a deep catch basin in and have the drainage come out over the hill on the other side of the hill. Mr. Goudreau stated that the two pipes have been taken off the old wing and drains into the new catch basin; there is more drainage than anticipated from the roof, the catch basins are actually taking in more water, which is coming from Shaw's Lane. The water comes down Garrison Road into Shaw's Lane at which point it drains on the opposite side (Garrison Elementary parking lot). Mr. Casey stated that there are a total of three catch basins in the area; however, the catch basins have new grates and tar was built up around the basins, that along with pine needles clogging the catch basins, excess water is going into the school's parking lot.

Mr. Goudreau stated that he had his engineer look at the area and the engineer came up with the following two options:

1. Include piping the water from a new catch basin (at the northwest corner of the site) to an outlet at the northeast corner of the site with a stoned apron and grass level spreader discharge area.
2. Included piping the water from a new catch basin (at the northwest corner of the site) to an outlet at the far east edge of the property, (near the woods); upgrade the 8" pipe currently discharging to the ravine to a larger size and cut it back to where the grass meets the woods.

The outlet would be a stoned apron and grass level spreader at the approximate location of the edge of the woods.

Mr. Goudreau and the engineer believe that option #1 would be the best option; it would be less costly and more beneficial because it would percolate and would not erode what is trying to be accomplished; with either option it would still need to go before the City engineer. Dr. O'Connor asked Mr. Casey if the City owned the land that the water flows to or if the Shaw's Lane Association owned the land; Mr. Casey stated that is on City owned land. Mr. Perry asked if the City's storm drains tie in with Garrison's. Mr. Goudreau stated that they are not tied into the Garrison's drainage system, Garrison is lower than the City's; Mr. Perry then asked if we could get away from the responsibility of the ravine; no one had the answer at the time. Mr. Bentley then asked if there would be a head wall placed around the area to prohibit students and kids in the neighborhood from playing in that area. Mr. Perry also had a concern regarding the rocks (rip rap) that would be placed in and around the ravine, it would be less attractive and a nuisance; Mr. Bentley was more concerned about vandalism; it is dark in the back and young adolescents are there in the evening hours. Mr. Bentley also had concerns with students and/or kids in the neighborhood getting stuck in the rocks and hurting themselves; could larger rocks be put in place of the smaller ones. Mr. Goudreau stated that there are softball sized rocks that could be put in place of the smaller rocks, that way kids/young adolescents would have a harder time picking them up and doing damage; Dr. O'Connor mentioned that there are also rocks the size of cantaloupes, similar to the ones over on the side at the Middle School. Mr. Goudreau stated that we would need to speak to his engineers and the City's engineers regarding our concerns in this area. Ms. Verville was wondering what time frame Mr. Goudreau was looking for; do we need to have this done in the fall or in the spring? Mr. Goudreau stated that he would like to have these done by the fall before the ground freezes.

Mr. Hindle asked where we were on Phase II of the project. Mr. Casey stated that they have poured one wall and by Monday they will finish up on the outside walls; however, they still need to put in the footings for the inside to be completed. Mr. Goudreau stated that the walls and footings need to be completed before it starts getting too cold, until then they are not able to move with the steel contractor.

Mr. Casey then stated that the computer technicians are not pleased that they are losing more space than originally planned; they are already in a tight area for the server before losing more space. Mr. Goudreau stated that they computer technicians were made aware of the lose of space since the beginning of the project. Ms. Verville then stated that this issue should be brought up at the construction meeting on Thursday.

- H. NEXT MEETING:** The next meeting for the JBC will be held on Thursday, November 3, 2005 at 5:00 p.m. at Garrison Elementary School in the "new" library.
- I. ADJOURNMENT:** Otis Perry moved and Jason Hindle seconded adjournment of the JBC Committee at 6:00 p.m. An oral **VOTE PASSED: 4 – 0.**

Respectfully submitted,

Carolyn Mebert, Chair
Join Building Committee
CM/pb