



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Office
Meeting Date:	Thursday, July 24, 2008
Meeting Time:	5:00 pm

MEETING # 54

- 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, July 24, 2008 at 5:05 p.m. at the office of the Superintendent.
- B. ROLL CALL:** Present were Catherine Cheney, Karen Weston, Carolyn Mebert, Doris Grady and Ray Bardwell. Also present were John O'Connor, Superintendent; Michael Bliss, Clerk of the Works; Patrick Boodey, Principal, WPS; Gary Goudreau, Goudreau & Associates; and Keith McBey, BPS. Absent were Mark Geuther and Laurie Verville, Business Manager.
- C. Approval of Meeting Minutes:** Ms. Cheney asked if there were any questions or comments. Mr. Bardwell said he had a question on the first page, fourth paragraph, "Mr. Bardwell asked Mr. Bliss if the wiring was available anywhere if we don't go with the wireless," and asked if it's an accurate statement that the wiring doesn't involve going through the floor if it's wireless. Mr. Goudreau said the wiring for the score board is in the wall and the controls are wireless. Mr. Bardwell also stated on page 2 the line that says, "Mr. Bliss responded that the quote he received for the controls was for \$17,000." Mr. Bardwell asked if that was for just the controls or did it also include the design. Mr. Bliss said it was for the controls and design. Mr. Bardwell amended this line to say, "Mr. Bliss responded that the quote he received for the controls and design was for \$17,000." Doris Grady moved, Ray Bardwell seconded approval of meeting minutes as amended for June 17, 2008.
An oral **VOTE PASSED: 5/0**

Woodman Park Elementary School:

D. Payment:

- a. Bonnette, Page & Stone, Payment App #14 (Phases 2/3) dated 6/30/08 for \$ 284,042.00 (\$284,042.00 less retainage of \$13,772.40; amount being paid to Bonnette, Page & Stone \$270,269.60). Ray Bardwell moved, Doris Grady seconded approval of payment to Bonnette, Page & Stone in the amount of \$284,042. A roll call **VOTE PASSED: 5/0**

- E. Michael Bliss – Clerk Report:** Mr. Bliss said since last week they have made some progress on the pad for the generator, stating it was poured yesterday. He stated at the construction meeting it came up about the extra money for the 2-way window for the reading room and there is concern about the schedule. He stated the window may not be done until after school has started where they are still waiting to hear from the State on the amount they are going to pay before BPS can give a quote for the work. Dr. O'Connor said he's been in touch with Ellen from the State and she spoke with Ed Murdough who assured her the price quote was in the ballpark of the work. He stated she was going to the next step for approval amount per his conversation with her on Tuesday. Mr. Bardwell asked if they spoke with Mr. McBey on this; Mr. McBey said the scope changed a little and Ms. Verville asked for a price to give to the State. However, he would like Mr. Goudreau to do a drawing for the work to be done. Dr. O'Connor said the cost was \$17,000 for the materials and labor; Mr. McBey said that was correct. Mr. Bardwell asked if the plans were a necessary; Mr. McBey said he's not sure if it's necessary, but wants to make sure they are in-line with the State. Mr. Goudreau said what comes to mind with the work that needs to be done is the mechanical, lights, sprinklers, and fire alarm. If you are



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going to cut up the room to make the reading room, you have to make sure you have appropriate coverage for sprinkler systems. Mr. Bardwell asked if they knew how long a job it would be; Mr. McBey said about a week plus. Ms. Mebert said currently there is only one door to the room; Mr. Goudreau said that was true and several doors may need to be added depending on how they were going to split the room. Mr. Boodey said plan A was not to use the room if it wasn't ready on day 1. Mr. Bliss said one idea is to wait to hear from the State to see what they are going to give for the mirror and wall. Mr. Boodey said currently the room is half the size of a regular classroom; but either way, kids will be in there. He also stated what he's seen in Concord; you put a wall up and put a window in it for the teachers to watch. Ms. Mebert said there are usually problems with ventilation in rooms like this, especially if there is equipment heating the room up more.

Mr. Bliss continued stating PSNH took out the transformer and equipment from the old vault. He said his assumption was everything in the room was theirs. They left a big oil filled kill switch that he has RPF coming to test the oils to see if it has to be disposed of properly. Dr. O'Connor said if it is contaminated the district has a contract with a company to dispose of hazardous materials and it may cost a little less. Mr. Goudreau said another thing discussed at the construction meeting was the removal of the oil tank. Mr. Bliss said the ground did not collapse like they thought it might to expose the outside wall. Dr. O'Connor said they couldn't plug the conduit holes from the outside; Mr. McBey said they couldn't from the outside but will from the inside. Carolyn Mebert moved, Karen Weston seconded approval of the Clerk of the Works report. An oral **VOTE PASSED: 5/0**

- F. Bonnette, Page & Stone – Progress Report:** Mr. McBey said things are a little tight to bring the project to a close. The tile guys will be in next week, gym is being cleaned, and the bleachers will be in sometime in August but is in-line with the schedule. Mr. Bardwell asked if they noticed any leaks with all the rain we've had; Mr. McBey said he hasn't seen any. Mr. Boodey said he looked at all the spots that were leaking earlier and didn't see anything and the wind blew 2 different directions.
- a. Discussion on Estimate for Additional Generator Controls: Mr. McBey said they arrived at the cost by what the guys in the field thought might be needed and with the assumption we took the gym upgrades along with the ground floor. He said if there was a power outage, they were looking at running the boiler for the whole building, pumps in the attic to keep water in the pipes flowing at all times; they're relying on internal systems. He's looking at a system where the boiler can measure the outside air and have it where you can manually turn down the temp if needed. He's thinking why control the heat for the entire building if most of it is going to be dark. Mr. Bardwell asked how this will fit in with the new custodial staff. Dr. O'Connor stated logic says you have people to respond. However, sometimes there are issues where you have a call list and if there's an emergency they call the first 2 names on the list. But if they aren't able to reach those 2 people and get caught up in something else, you can't guarantee other people will be called to respond. Mr. Bardwell asked about the controls; Mr. McBey said they would be throughout the building. Mr. Bardwell said he didn't understand the set up and asked if there were any zone valves to override other areas. Mr. McBey said he wanted panels powered in isolated areas and tempered in case of emergency and people are in the building. Ms. Cheney said if the power was going to be out for a long time, we'd get someone in. Mr. Goudreau said the issue is how long it would take to get someone in to tinker with the controls. Mr. Bardwell said back on 5/22 we did a preliminary needs on 4/18 we asked Consolidated Electric to do a design and we are still at this point. Ms. Mebert said she didn't know there was anyway to temper the system. Mr. McBey said they went with a smaller generator



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in the original scope. The fire department got funds from the State for a bigger generator and they now have the option to add the panel. Ms. Grady asked if anyone can personally say someone can be in to change the controls, because it needs to work correctly. They've already spent a lot of money and she personally hates to spend an additional \$17,000. Do they have a guarantee they won't be wasting fuel or heating areas that don't need to be. Mr. Goudreau asked about entertaining to do a partial on the generator and asked they look at the 50+ years and how many times they lost power. Ms. Grady said you never know when a building will need to be used, especially after today's storms. Dr. O'Connor said DMS is already an emergency shelter for the Red Cross. They have a back-up generator to run lights and heat in the major areas, but the remaining lights are on battery back-up that after a couple of hours will die. Mr. Goudreau said they discussed lighting in the gym for an assembly area. Mr. Bliss said Mr. McBey explained the boiler is not going to run if the outside temperature says so. You want it to run if you are in a deep freeze, but if the temperature is 32° or higher the boiler will just move things around but won't run. Mr. Goudreau said during the summer the boiler won't run if you lose electricity. Mr. Bliss said no one knows when an emergency will happen and stated the fire department doesn't plan on using WPS as an emergency shelter. They purchased a back-up generator to keep the school from freezing. Mr. McBey said Jim Maxfield has already approved the size and switches and if the committee is looking for the generator to do more, they may run into other issues. Ms. Cheney said they won't be able to control all areas in the school. Mr. Goudreau said they'd have to tweak areas. Mr. McBey said it started with the boiler room and kitchen having power then they went to lightening other areas, which is beyond the scope. During the winter the boilers kick in with the valves fail open. He worries about the scope and if they are lending themselves to more scrutiny if they keep calling it an emergency generator. Mr. McBey said they need to look at it as protecting their property versus having creature comforts. Mr. Bardwell said Mr. McBey has shared valuable information tonight. Ms. Mebert asked if this was something a person will manually have to operate to change the valve position. Mr. McBey said manual takes precedence to push down to get the temperature down. Ms. Cheney asked if they were going to put the control in one room. Mr. McBey said he wasn't sure if one control could take care of everything. The control on the boiler will be for the gym area only for controlling temperature of water. Mr. Goudreau said if it was set to 160 the first room will be at 160 and by the time it reaches the last room it could be down to 140. Ms. Cheney said she feels this needs some control system. Mr. Bliss said the people living in the need to have some control if it gets too hot. Ms. Weston asked if we used what happened today in the state and how would it affect the school. Mr. Goudreau said if they are thinking that people are going to stay at the school for 3-4 days, the lights are currently battery operated and doesn't feel this would be feasible. If someone goes down a corridor with no lights, it could become a liability. Mr. Boodey said as someone who will probably be in charge of the building with 500 students, he's thinking of a nice and orderly place to keep the students until they can be picked up. Ms. Cheney said to not power the other areas in the school and leave it on the ground floor as originally planned. Mr. Goudreau said once you add lights and power to the gym you will need other egresses for the stair wells for people to go up and down the floors, which will cost more money. Ms. Cheney said most likely people would come in with flashlights and blankets among other things. Mr. Bardwell asked about doing a straw vote with no motion if it was adequate to have Mr. McBey talk with Jim Maxfield. Mr. Bliss said if there really was an emergency, who is going to be thinking about fuel. Ray Bardwell motioned to spend the \$17,000 for the control panel and to have Mr. McBey talk with Jim Maxfield; there was no second. Ms. Mebert asked at what point does this building look like an emergency shelter and how much more is it going to cost. Mr. McBey said the more items added to the generator the more you're stepping away from it being a back-up



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generator. He also said Mr. Maxfield is locked in a little by approving the size of the generator. Dr. O'Connor said there has been no change in the population of Dover over the last 5 years and the Red Cross said DMS was large enough to accommodate the community. Money from the State came from an application submitted by the fire department and it was given to the district with the intention it would be used as a back-up generator. Ms. Grady said Dr. O'Connor answered part of the issue; the fire department came to use with the money for a back-up generator and it grew past what it was intended for. Ms. Cheney asked if the main control will be able to shut down other areas. Mr. McBey said it's more of a big loop with a valve in it. Mr. Bardwell asked Mr. McBey and Mr. Goudreau what they should do. Mr. Goudreau said they have a \$17,000 feature to control oil use; if lighting is added to the gym; setting self up to look like an emergency shelter. Mr. Bardwell withdrew previous motion. Ms. Cheney said she would like to have some sort of automated system. Ray Bardwell motioned to light the gym with Keith McBey investigating alternate plans for zone controls, Karen Weston seconded. A roll call **VOTE PASSED: 3-2** (Grady & Mebert opposed)

G. Other:

- a. Pricing for Scoreboard = \$5,278.00 (Tabled from 7/17/08): Karen Weston moved to remove this from the table, Doris Grady seconded. Ms. Cheney said the last minutes said she would call on the scoreboard. Mr. Boodey said he's been trying for over a year and hasn't gotten anywhere with either Pepsi or Coke. Dr. O'Connor asked if the current scoreboard was working at all and if it was just the light bulbs or wiring that was the problem. Mr. Boodey said the whole thing was broken and not worth the money to try to fix it. Ms. Cheney asked for a little more time to hear back from her contact at Coke. Ray Bardwell moved to table this until the next meeting, Carolyn Mebert seconded. An oral **VOTE PASSED: 5/0**
- b. Pricing for Gymnasium Electrical Panel = \$4,275.00 (Tabled from 7/17/08): This has already been passed in IV a.

SAU Office:

H. Drawings from TF Moran for Reinforcing Storage Room Floor: Mr. Bliss said the proposed plan was to add steel plates under the area of proposed shelving based on new size of the shelving units. He said we needed to reduce the size of pounds per load so they went from a 24" wide to 18" wide shelving units.

I. Estimate from BPS for Reinforcing Storage Room Floor: Mr. McBey said if they looked at the second sheet, SKS1, it's drawn as 4 joists per side. Mr. Bliss has narrower shelves, so he would need to check with engineer to see if they could do 2 joists per side versus 4 joists. He also walked the area with Mr. Bliss earlier today and said for a total of 4 joists it would cost \$17,100. He worked up a cost for just 8 joists of \$10,000 for just the steel. Mr. Bliss said there is a proposal for laminated with steel spliced to get in because you need 25' in a 24' room. Ms. Grady asked if they were looking for 2 joists each side rather than 4; Mr. Bliss said that was correct because they are going with smaller shelving units. Ms. Grady asked if the figure included labor, materials and any demo; Mr. McBey said it did. Mr. Goudreau asked if 18" lined up exact; Mr. McBey said there is a double joint under the wall. He said they have to show it catching the legs. Mr. Bardwell asked if the engineer would sign off for the lower number and asked if the shelving is being bolted to the floor. Mr. Bliss said the last time he was here he stated we needed to put a warning up on the shelving. Ms. Cheney asked what it was designed for; Mr. Bliss said 200 lbs. Ms. Cheney said there seems to be a lot of wasted space and asked if Dr. O'Connor was comfortable with it. Dr. O'Connor said it's going to cost more



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than \$17,100.00 to go with the bigger shelving and suggested going with what's being recommended. Ms. Cheney asked how much product cost; Mr. McBey said \$5,000 for 4 joists, the rest is bolts, staging and labor and said it would cost between \$22,000 and \$25,000 for the 8 joists as he has designed. Ray Bardwell motioned to have Keith McBey contact the engineer on approving the change, Carolyn Mebert seconded. An oral VOTE PASSED: 5/0

J. Approvals:

- a. Change Proposal 11: Add 6 Emergency Signs for a total of \$2,145.00
b. Change Proposal 12: Add for addition of icemaker water supply connection for a total of \$302.59
c. Change Proposal 13: Add for changes to door 030 for a total of \$1,411.82
d. Change Proposal 14: Add for addition of 3 new locking function hardware sets for a total of \$925.00: Dr. O'Connor asked why the SAU needed an additional 6 emergency signs. Mr. Bliss said it was a requirement of the fire department because of the separation on the rooms. Mr. McBey said they were meeting code with the set-up. Mr. Bliss said it was done in order to get the Certificate of Occupancy. Ms. Mebert asked if all the work on the change orders had been completed; Mr. Bliss said they were. Ray Bardwell moved, Karen Weston seconded approval of change proposals 11 – 14 for a total amount of \$4,784.41. A roll call VOTE PASSED: 5/0

K. Payments:

- a. T. F. Moran, Invoice #0074218 dated 7/11/08 for \$1,000.00: Ray Bardwell moved, Carolyn Mebert seconded payment to TF Moran in the amount of \$1,000. A roll call VOTE PASSED: 5/0

L. Schedule next JBC Meeting: The next JBC meeting is scheduled for Thursday, July 31, 2008 at 5:00 p.m. at the Superintendent's office.

M. Adjournment: Carolyn Mebert moved, Karen Weston seconded to adjourn the JBC meeting at 6:35 p.m. An oral VOTE PASSED: 5/0

Respectfully submitted,

Catherine Cheney/pb

Catherine Cheney, Joint Building Committee, Chair
Joint Building Committee
CC/pb