



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Horne Street School  
Meeting Date: **Thursday, April 23, 2009**  
Meeting Time: **5:03 pm**

### MEETING # 67

- A. CALL TO ORDER:** A meeting of the Woodman Park Elementary School Addition & Renovations and Horne Street School Addition & Renovations Joint Building Committee was called to order on Thursday, April 23, 2009 at 5:35 p.m. at Horne Street Elementary School.
- B. ROLL CALL:** Present were, Catherine Cheney, Karen Weston, Doris Grady, Carolyn Mebert and Ray Bardwell. Also present were John O'Connor, Superintendent; Laurie Verville, Business Administrator; Michael Bliss, Clerk of the Works; John Urdi, Dennis Mires Architects; Randy Remick, BPS and Keith McBey, BPS. Mark Geuther and Malcolm Forsman were absent.

#### Horne Street School:

##### Tour Building:

Dr. O'Connor began the tour in the foyer and stated that most likely the canopy out front will be removed. From the old telephone booth to the main office and the nurse's office, they might be pushed out towards the street. If done well enough, they might be able to fit the guidance and OT/PT in the area if they go as far as the brick wall before the kindergarten and first grade wing. Mr. Bardwell asked if they were going to have the one-way glass like at GES; Dr. O'Connor said they would and the secretary would sit there to greet and let people in. Ms. Verville said maybe have a conference room space; it seems to work well at the other two schools. Ms. Grady said this area has always been the worst part of the building. Mr. Bardwell asked if they could use space in the hallways if needed and asked what the guidelines were. Mr. Urdi said to be compliant, hallways only need to be 6' wide. Dr. O'Connor said when the building was originally constructed, the wing off the nurses office used to be the first grade and kindergarten wing with bathrooms in each of the rooms. These need to be taken out or need to be redone to be ADA compliant. Ms. Weston asked if they remove the bathrooms, where will the kids go. Dr. O'Connor said depending on where the new wing goes, there is that possibility or the bathrooms off the foyer. The chasers in the room were put in when there was a skylight on the roof. The skylights were removed when the roof was redone. Mr. Bardwell asked if they were going to keep them or get rid of them; Mr. Urdi said they will go. Mr. Bardwell asked about the slop in the roof; Mr. Urdi said they haven't gotten that far yet. Mr. Remick said they should keep them because they are very sturdy and could be used for indirect light. Mr. Bardwell asked about the windows; Dr. O'Connor said they are all being replaced. Mr. Bardwell asked about the heating; Mr. Urdi said it will be torn out. Mr. Bardwell asked if the doors between the rooms would stay; Mr. Urdi said they would need to see what compliance codes are. Ms. Mebert asked if the square footage was the same as they encountered at WPS; Dr. O'Connor said the smaller rooms will be grandfathered. Ms. Mebert asked about making the bathrooms storage closets with shelves where it would cost too much to make them ADA compliant; Dr. O'Connor said that wasn't a bad idea where space is limited, put shelving up so the teachers have some storage space. Ms. Mebert said if they knock out the wall they really aren't picking up that much room.

Outside: Dr. O'Connor said the open area between the two wings is one possible area. If they look at the space they can see where they added onto the library; it used to be two long wings and in 1995-1996 they added the library. (Record Note: Library was added in 1993). One thing that is problematic with the area is



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Horne Street School
Meeting Date:	<b>Thursday, April 23, 2009</b>
Meeting Time:	<b>5:03 pm</b>

when it rains, it gets very wet in the area because there are no drains. Mr. Bardwell asked what if they put the addition in that space with French drains and 2 walkways to let light in. Dr. O'Connor asked how close could they go and not block out the natural lighting. Mr. Urdi said there is a 15' limit, anymore than that would need fire protection; but he would have to check the code. Mr. Bardwell asked about tearing out a wing and building 2 floors; Mr. Urdi said between installing an elevator and 2 sets of stairs, it wouldn't be worth spending a couple of extra hundreds of thousands of dollars. Dr. O'Connor said the parking lot went in a couple of years ago; the first year it was compacted dirt then after the work on the boiler and roof they paved the area. (Record Note: New Parking lot was put in 2007.) He pointed out that 6' on the right side of a rusted pipe and 6' in to the next fence line the district owns and is about .80 acres. There is the potential to add on to the second wing and go out; it could easily fit 4 classes and a library. An issue is the long walk students would have to take to get to the office. Walking to the back of the building Dr. O'Connor said they attempted to fix a water issue a couple years ago by adding drains and a slab in the back. He said if you looked at the field you can see evidence of where they tested the soils. He said another idea was about 5 classrooms down from this end of the building, they could build out from that room. They would lose a classroom but gain both offices and storage room or an OT/PT room, speech, or reading recovery could fit in the space. Ms. Mebert asked what the dimensions of the addition were; Dr. O'Connor said 2 rooms at 900 sf and the library, which is the size of 2 classrooms, would be around 1,800 sf. Ms. Weston asked about the computer room; Dr. O'Connor said the teachers were discussing putting a lab in the library. Mr. Bardwell asked from an administrator's point of view, where would he think the best area would be to build the new addition; Dr. O'Connor said either add on coming out this way or at the other end in the open space. Ms. Mebert asked about putting the addition where the gym currently is and build a new gym. Dr. O'Connor said the only reason they built the gym at GES was because they were told they were losing Butterfield Gym and GES was the only spot they could put a gym. Currently the gym is under-utilized at GES. It is used only about 15 weeks a year for basketball for the younger kids. There is a full size gym at the high school, middle school and WPS. Mr. Bardwell asked if the "old stink stacks" would be removed; Mr. Urdi said if the bathrooms are being taken out, the stacks could be removed. Mr. McBey asked how recess worked there; Dr. O'Connor said during the winter they use the hard top and there are areas in the field they can't use for about 7 months out of the year because they are too wet. If they build in the space on the other side, they would need to make another paved area for the kids to use. He said one disadvantage at the other end is it would be a smaller footprint and there would be no storage. If they take one of the classrooms and build out, they could have an office and storage space for the wing that would give each classroom more room. Each classroom in this wing are approximately 750 sf each. He said a couple things they need to be careful of; one is not just the lighting, but where the computer and AV drops are going to go. Once a decision is made for the drops, teachers are going to say they don't want it there but somewhere else in the room. Mr. Bliss asked if they were going to go wireless; Dr. O'Connor said he doesn't see it happening now because of the troubles they ran into at the Alt. Program. Ms. Mebert asked if all classes were going to have smart boards; Dr. O'Connor said if the price is right and there is enough money, he would like to see every classroom have one. Dr. O'Connor said when they are walking through the corridors the tiles on the floor were changed in the 90's like at WPS. Mr. Bardwell asked why tear up the tile if the mastic is already encapsulated. Mr. Remick said it is up to what the committee decides to do. Mr. Bliss said the issue at WPS was they ran out of time and were told to just cover the rest of the tiles. Dr. O'Connor said he's not sure if they took up the mastic because the school wasn't closed for the summer. Ms. Mebert asked if all mastic was removed at WPS; Mr. Bliss said all mastic was removed. Ms. Verville said all areas were abated. Ms. Weston asked if they go off the side and use a classroom, was there enough



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Horne Street School
Meeting Date:	<b>Thursday, April 23, 2009</b>
Meeting Time:	<b>5:03 pm</b>

space for an office, storage room and the reading specialist; Dr. O'Connor said that was a possibility. Mr. Bardwell said it made more sense to go out a room and leave the pavement as is. Dr. O'Connor said when they when they walked into the new four classroom wing, he said this is an example of a "low bid municipal construction." The classrooms in this area are 700 sf. Ms. Cheney said they weren't doing anything in these rooms; Dr. O'Connor said that was correct. He then pointed out a storage room and small instruction room before heading outside to the paved play area. He said they could add on to this area using the existing walls and they would get rid of the exterior walls by making them interior walls and that way they wouldn't have to insulate them. Mr. Bliss asked if these walls leaked like at the high school; Dr. O'Connor said they didn't. Ms. Verville said there were no tanks under the pavement, but all the utilities were located there. Dr. O'Connor said if they chose to use the play area, they would go roof line to roof line, but they would lose the play area. Also, if they needed to replace or repair the boiler, they'd need to go through the building. Mr. Bardwell asked if they should address using solar for heating the school and asked Mr. Urdi if he could give information on if it was a good expense or not and to see the cost versus payback. Mr. Urdi said he wasn't sure if he'd use solar for heat because they'd need a lot of panels. Dr. O'Connor moved to the kindergarten rooms and said they were approximately 1,000 sf. Ms. Weston said they talked about putting the 3 kindergarten rooms together and asked if that was still happening. Dr. O'Connor said he's not sure it can happen if the addition isn't moved to this end. He said there is nothing planned for the kindergarten except maybe new paint. They moved to the café where Mr. Bardwell confirmed there was nothing happening here; Dr. O'Connor said maybe new paint. He then said they were looking at redoing the paving where it was chewed up over the winter and at the same time redo the parking lot and entrance. Mr. McBey asked about the kitchen; Dr. O'Connor said it was good and is still pretty new. Dr. O'Connor pointed out the bathrooms between the café and gym. Mr. Bardwell asked if they could use a spray urethane to cover the ceiling in the gym; Mr. Urdi said he would need to look at the decking but said there shouldn't be any problems. Mr. Bardwell asked if they were doing anything with the wainscoting; Dr. O'Connor said somehow he would like to have it all redone along with the acoustical boards on the upper part of the walls. He asked if they determined to add to the floor; Mr. Urdi said they weren't going to do anything with the floor. Dr. O'Connor said he thinks they covered over a hardwood floor because it wasn't in good condition. He said they were planning to cut out part of the stage because if they use the stage they will need a lift. They will fill in the wall and use it for storage. He said if they plan to leave the windows, he suggests putting a film over them and get rid of the curtains. Mr. Remick asked about the wood floor; Dr. O'Connor said he doesn't want a wood floor. He said if they were going to spend money in the gym, he would like to see something done with the walls. Mr. Bardwell asked if they were going to do anything to the Kalwall panels; Dr. O'Connor said they have to do something with them. He believes they were replaced 12-15 years ago; Mr. Urdi said they look original. He said it's not a bad idea to use Kalwall; it's not a bad product. Ms. Weston asked what they used at the fire station; Mr. Bliss said glass.

They proceeded to the library where Dr. O'Connor said the school had no library so they took a classroom space and added on to the building to create a library, a couple small offices and a computer lab. Mr. Urdi asked if the space has any needs other than location. Dr. O'Connor said staff spoke of putting the reading room, OT/PT and speech together in a central location. There is also a need for storage and office space. **(RECORD NOTE:** Catherine Cheney left at 6:35 p.m.) Ms. Grady asked about making this area a classroom; Dr. O'Connor said there's no exterior lighting and can't be a classroom. Also, if it's turned into a classroom, how are they to get into the area because the staff room is on the other side of the wall? Ms.



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Horne Street School
Meeting Date:	<b>Thursday, April 23, 2009</b>
Meeting Time:	<b>5:03 pm</b>

Verville asked if it made more sense to use as a conference room or to enlarge the bathrooms. Dr. O'Connor said they need to consider the bathrooms; they do need to be enlarged. Ms. Grady asked how many square feet the library was; Dr. O'Connor said this area was around 700 sf if you go to this wall. Ms. Weston asked if they put the addition on the back for an additional 4 classrooms, where is the library and music going to go. Dr. O'Connor said 2 rooms would be the library and computer lab and the other 2 rooms would be art and music. Mr. Bardwell said he thought the library would go to the new area and put the media center here. Dr. O'Connor said they could expand the offices and staff room. Mr. Remick said those classes would be very remote if pushed out back; Dr. O'Connor said it isn't a problem at GES. Ms. Verville said she thought the kindergarten space would be in the same vicinity; Mr. Urdi said the third room would have gone down there if the new addition was put down there. Mr. Remick asked what the primary goals were; Dr. O'Connor said he said first, the building is 50 years old and needs updating. Second, they need the ability to create larger classrooms, but the costs don't seem practical. Third, his concern is the building needs to have the capacity to hold 500 students and they are seeing an increase in the district with kindergarten registration. Ms. Weston asked what the population was now; Dr. O'Connor said 380 students after they moved 100 students to the Garrison District. Mr. McBey asked when he said 500 was that actual core number; Dr. O'Connor said it was. Mr. Bliss asked how many will shift back from Garrison after the project is done; Dr. O'Connor said maybe half. Garrison is already over 500 students. He wants to keep all 3 schools at 500, but with the predictions, it could be more like 500-600 students. Mr. Remick said the original goal was to add 4 rooms. Dr. O'Connor said at GES they built a 6 room addition for art, music, library, media and OT/PT. The OT/PT room is now a classroom. Dr. O'Connor said when they went to the council, they said the addition would be for fine arts. They originally talked about 6 rooms but were looking at \$8 million. (Horne) They had a facility assessment and the work recommended was core work. Ms. Grady said when they brought the option before the board; they had the media center with art, music and the library. Dr. O'Connor said the biggest decision they need to make tonight is where they want the addition. They have three potential areas and don't think it's feasible to go between the wings. Mr. Remick said they would lose natural lighting and there is the drainage issue. Ms. Grady said she thought the drainage issue was addressed several years back and it's still a problem. Ms. Verville said the area between the wings was not addressed, it was out front and there are no issues out front of the building. Mr. Urdi said he has been given various schemes that Dennis Mires and he will work on over the next week or so and then bring back to the committee. Ms. Grady asked if they lose a back classroom and they don't need a full classroom, could the OT/PT, and/or reading room go in the extra space; Dr. O'Connor said they could. Ms. Weston asked if Mr. Urdi has been given an itemized list of what's needed; Mr. Urdi said Mr. Mire's met with staff and has a pretty good idea what is needed and wanted. Ms. Weston said she has a hard time getting rid of the stage. She said part of the arts is doing little skits and that Ms. Cheney, Mr. McBey and she went on stage and looked at what could be done for a lift. Mr. Urdi said he shows space not being used much or being used as it's supposed to be. Dr. O'Connor said for the last 5 years it hasn't been used at all. He said they also have to remember this is PE's classroom and teachers can't use the stage when PE classes are going on. He said 40 years ago the space was used differently. Mr. Bardwell said if they pull out the stage, put a PE office and storage in that space. Dr. O'Connor said it would be more economical if they got a moveable stage and risers in place of the stage. Mr. Remick said they want to capture any unused space. Dr. O'Connor said he attended an event at WPS recently and all the kids were on the floor. After spending \$8,000-\$10,000 on a new curtain, they had a screen in front of it showing pictures. Ms. Grady said the key tonight is to look at where to put the additional building. Dr. O'Connor said where they're not building up; they are limited to where they can build. Ms. Mebert said where they've had discussion with staff, do they



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Horne Street School
Meeting Date:	<b>Thursday, April 23, 2009</b>
Meeting Time:	<b>5:03 pm</b>

have a preference on where they want it; Mr. Urdi said they received a wish list on where they want it, but hasn't done a schematic at this time.

**C. Schedule next JBC Meeting:** The next JBC meeting is scheduled for Monday, May 4, 2009 at 5:00 p.m. at the Superintendent's office conference room.

**D. Adjournment:** Karen Weston moved, Doris Grady seconded to adjourn the meeting at 7:07 p.m. An oral **VOTE PASSED: 4/0**

Respectfully submitted,

*Catherine Cheney/pb*

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