



DOVER SCHOOL DISTRICT

# JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Conference Room
Meeting Date:	<b>Thursday, May 28, 2009</b>
Meeting Time:	<b>5:30 pm</b>

## MEETING # 69

- 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, May 28, 2009 at 5:35 p.m. at Superintendent's office conference room.
- B. ROLL CALL:** Present were, Catherine Cheney, Karen Weston, Doris Grady, and Mark Geuther. Also present were John O'Connor, Superintendent; Laurie Verville, Business Administrator; Malcolm Forsman, Principal-HSS; Michael Bliss, Clerk of the Works; Keith McBey, BPS; Jim Kimball, BPS; Dennis Mires, Dennis Mires Architects; John Urdi, Dennis Mires Architects; Tim Knowles, UGL Unicco; and Dana Lynch, Civilworks, Inc. Absent were Carolyn Mebert and Ray Bardwell.
- C. Approval of Meeting Minutes:** Karen Weston moved, Mark Geuther seconded approval of meeting minutes for May 4, 2009. An oral **VOTE PASSED: 4/0**  
(**RECORD NOTE:** Ray Bardwell arrived at 5:40 p.m.)

### Woodman Park Elementary School:

- D. CIP Financial Report – Woodman Park Elementary School Project:** Ms. Verville stated that at the last meeting everything was pretty much cleared out with only a few items left to pay. The total also includes the \$15,000 they encumbered to fix the boiler room with the vendor to be determined. Mr. Geuther asked if it included the rebate from Northern Utilities; Ms. Verville said it did. Ms. Verville stated the total available budget as of May 28, 2009 is \$119,548.34. Karen Weston moved, Mark Geuther seconded to accept the CIP Financial Report. An oral **VOTE PASSED: 5/0**
- E. Acknowledgements:**
  - a. Email dated 5/7/09 regarding WPS Boiler Room and other items: Ms. Verville stated the other items referred to painting the boiler room walls and landscaping that was not picked up by BPS. She stated she spoke with Tim Knowles and the painting and landscaping are covered under the current contract with UGL Unicco. Mr. Geuther asked if it also covered the road going to the back parking lot. Mr. Bardwell thought they decided not to do anything with that area because parents are parking there. Mr. Knowles said during the winter that area gets plowed in and any other time people are parking there. Mr. Geuther said they may not want to fix it now because of the parking, but thought Mr. Boodey wanted it fixed so it doesn't become a hazard. Ms. Cheney asked about reseeding the area; Mr. Geuther said it needs more work than just seeding. Mark Geuther motioned, Ray Bardwell seconded to accept the email into record. An oral **VOTE PASSED: 5/0**
- F. Proposal from Civilworks, Inc. on Waterproofing Project Presented by Dana Lynch, P.E.:** Ms. Verville stated she invited Mr. Lynch to discuss the water proofing and to talk about ideas and other suggestions he may have to correct the issue. Mr. Bardwell asked before Mr. Lynch began, he would like to clarify his email. He stated after looking at the basement with Mr. Lynch and Mr. Knowles, he's seeing something else and that it's their intent to dry out the basement and not completely stop the leaking because they may not be able to. Mr. Lynch said he visited the site with Mr. Bardwell and Mr. Knowles and the first thing he saw was the ponding issue. He said there is a myriad of possibilities, but the primary job is to pin point the problem. He said there has to be good ideas to be as successful as possible and have



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Conference Room
Meeting Date:	<b>Thursday, May 28, 2009</b>
Meeting Time:	<b>5:30 pm</b>

a solution that would prevent further issues. When they were out at the site a couple of days ago, the area closest to Silver Street he saw a catch basin that drains to Silver Street. He noticed the outside wall of the boiler room the grade goes from a high point in the far corner front and pitches down and around to the back of the building so some of the water coming in could be surface water. He noticed the water in the catch basin was only down 2.5' and said this is not unique to Dover, because the City has a high water table. He stated their job was to look at how to get the water away from the foundation and they are still exploring different ways. He believes some of the problem is the grading in the back of the building and noticed there were punctures through the wall for conduits that are below grade. Mr. Bardwell said there was another catch basin further north from the one near the parking lot. Mr. Lynch said he will need as much information as possible and asked for any drawings with cross sections and any new drawings Bonnette, Page & Stone has done. He also noticed the cold joints are below grade and believes some of the stains on the wall are due in part from surface water finding its way down through the soil and seeping through the joints. Another problem is the ground water table. He said they will do a test pit to find out how high the water table is. Mr. Lynch said if you look at the school like a boat, it leaks due to cracks. They need to look at ways to keep the ground water out. He said water will find a way through any joints or holes. He said one way to keep it dry is to cut the floor and put an internal under drain system in to have the water drain to the sump pump. However, this doesn't solve the intrusion issue, just how to get rid of the water. They need to look at the exterior drain patterns and ways to absorb and move the water away from the building. He said the high bid price the person gave the best solution possible in putting a drainage system around the building. However, with that system they would have to go through the parking lots out to the City drainage systems. He said he would do the cost benefit analysis and to come back with alternates and expenses. If the cost is expensive, he suggests doing it in stages as money is available. He has to do some detective work to see what variables are at play. Ms. Cheney asked where the sump pump drained; Mr. Lynch said he wasn't sure. He thought it went to either the drain or sewer system. Mr. Knowles said it was hard to determine other than they know it ties into an old copper pipe. Mr. Lynch asked how the basement was; Mr. Knowles said his staff looked at it that morning and it was dry even after the rain and there was nothing coming down the walls. Mr. Lynch said any wall intrusion you would see more in the winter and when the ground water tables were highest. Ms. Weston asked if he was basing the problem on a high water table; Mr. Lynch said not everything. It also consists on the soils and stated the basement floor could be on soil with silt, which would prevent water coming up through. He said he has done a lot of work around Dover and the solution will depend on the tests he does. Ms. Cheney asked if there were any records on when water is found in the room; Mr. Knowles said he hasn't done anything and isn't aware of any records or notes. Mr. Bardwell said when the road was added to the back of the school and believes that is when they started having issues. Ms. Weston asked if the base of the road could serve as a dam; Mr. Lynch said he remembers the grading used to drop off; now it looks like it is higher and slopes towards the building. He also wanted to note in the longer term, the transformer pad and sidewalk is higher than grade. Mr. Bardwell asked about task 1 and the field work; Mr. Lynch said it did not include backhoe service and suggested maybe setting up services with the city if possible. Ms. Verville said she has left a message with Doug Steele to see if he would be able to lend a backhoe from the work they are doing on Silver Street or she can contact Jim Towle. She will drop everyone an email once she knows more. Mr. Lynch said task 2 is where he will come up with a couple of scenarios and ID the best thing to do. Task 3 is to help prepare the bid documents with alternatives to stay in budget. He is looking to the school district to provide sketches. Task 4 is in case the district needs their help. Ms. Verville said she has asked Mr. Knowles to be the project manager where once this is completed; Mr. Knowles and his



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent’s Conference Room
Meeting Date:	<b>Thursday, May 28, 2009</b>
Meeting Time:	<b>5:30 pm</b>

staff would be the ones to maintain the area. Ray Bardwell moved to hire Civilworks to do Tasks 1 – 3 for a cost of \$9,100.00, Doris Grady seconded. A roll call **VOTE PASSED: 5/0**

**G. Award Scoreboard for WPS Gymnasium:** Ms. Verville said they solicited a public bid for the scoreboard and Peter Wotton has gone through all the bids and recommends Nevco. He knows the equipment and is classified a direct buy. He also found out that if something should happen to the board, they just need to ship it back to the company and would get a replacement. She said RMS Electric knows the equipment and she will contact them for an estimate for the electrical portion. In the meantime she gave an estimate of \$750. Mr. Geuther asked about the \$500.00 for installation from Nevco; Ms. Verville said she received the bid but it didn’t include installation. They told her they don’t usually do the installation themselves, they hire out. She said the \$3,083.00 is the price for the score board and shipping & handling along with the \$750.00 for the electrical and installation bringing the cost to \$3,833. Mr. Bardwell said awhile back they discussed brackets for the scoreboard so people on the bleachers can see the board and asked if they should consider getting a quote for fabrication of brackets. Mr. Geuther said he thought the board was on the same side as the bleachers and wouldn’t be needed. Mr. Bardwell said it is on the left side of the stage opposite side of the bleachers on the head wall. Dr. O’Connor said he’s not concerned about brackets because the score board maybe used three times a year. Ms. Verville said Dover Rec uses the gym all the time for Little Shots. Dr. O’Connor said it’s a divided court and a couple teams could be on the court at once. Mr. Geuther asked exactly where the board was going to go because he was thinking it was going in a different place than what they are saying. Dr. O’Connor said if you are sitting in the bleachers, the old board was above the doorway near the stage. Ms. Weston stated they should find out exactly where the scoreboard is going and said there is no harm in getting an estimate just in case. Ms. Weston motioned to get an estimate for the brackets just in case. Mr. Bardwell seconded. An oral **VOTE PASSED: 5/0**.

Mr. Bliss said the scoreboard is on the same wall as the old score board, it has just been moved down and placed higher. Mr. Geuther asked if it included a cage over the scoreboard; Ms. Verville said it didn’t. She also stated none of the other schools have a cage over the scoreboard. Ray Bardwell moved to accept Nevco’s bid at \$3,833.00, Karen Weston seconded. Mr. Geuther motioned to amend previous motion and moved to accept Nevco’s bid not to exceed \$4,000, Mr. Bardwell seconded. A roll call **VOTE PASSED: 5/0**

**H. Other Business:** Mr. Geuther said he noticed the column that supports the entrance canopy is galvanized but it’s not painted. He asked if they were planning on leaving it this way or should it be painted. Ms. Verville said she will contact Mr. Knowles to get it painted.

### Horne Street Elementary School:

**I. Old Business:**

a. Employment Contract for Michael Bliss – Clerk of the Works: Ms. Verville said she was including it into record as she has in past years. The contract is for May 1, 2009 through June 30, 2010 and the amount in the contract is an estimate based on no more than working 25 hours a week. Mr. Geuther asked if a year was enough time for the project or is a contract done every year. Ms. Verville said she does it yearly. Ray Bardwell moved, Doris Grady seconded to accept the contract into record. A roll call **VOTE PASSED: 5/0**



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Superintendent's Conference Room  
Meeting Date: **Thursday, May 28, 2009**  
Meeting Time: **5:30 pm**

- b. Resolution from School Board to manage project savings: Ms. Verville said there were two projects that were not managed by the JBC; one was a bus loop and the other was a roof replacement. At the last School Board meeting they approved to transfer the authority to the JBC to use the remaining \$115,691.00 on HSS. Ray Bardwell moved, Karen Weston seconded to accept the resolution into record. A roll call **VOTE PASSED: 5/0**

### J. Acknowledgements:

- a. Email dated 5/8/09 regarding Qualified School Construction Bonds: Ms. Verville said if they read her most recent email, they would see they just made it under the wire. She emailed everyone as soon as she found out that Somersworth was receiving the money. She believes the key was the State asked if the school had any code violations, which they didn't, but she advised them of the major concerns in the school. She also said there is a remote chance that 4<sup>th</sup> place Pembroke may fall through and if that happened they could receive some money. She will stay on top of the issue and advise the committee of any developments. Ray Bardwell moved, Mark Geuther seconded to accept email dated 5/8/09. An oral **VOTE PASSED: 4/0**

- K. **CIP Financial Report – Horne Street School:** Ms. Verville stated the monies at the top of the report are what the School Board just signed over to the JBC, less monies encumbered for Mr. Bliss's contract the total budget available as of May 28, 2009 is \$1,748,032.05. Ray Bardwell moved, Doris Grady seconded approval of the CIP Financial Report. An oral **VOTE PASSED: 5/0**

- L. **Final AIA Contract between Dover School District and Dennis Mires–The Architect:** Ms. Verville stated she had the city attorney look over the contract and there are some slight revisions to the contract. The only thing not crossed out is the portion for the schematic design phase because that is all they have been hired for at this time with a start date of April 21, 2009. When they move forward, another contract will be signed. Mr. Urdi said it would be the same contract as in the packet, with the schematic design portion crossed out. Ms. Verville said they actually hired Dennis Mires in March and voted on it and she worked on the contract with the appropriate language for approval by the city attorney. Ray Bardwell motioned to accept to hire Dennis Mires as the architect per the attached contract, Karen Weston seconded. An oral **VOTE PASSED: 5/0** (**RECORD NOTE**: Mark Geuther left at 6:40 p.m.)

- M. **Initial Cost Study Scope Outline by Bonnette, Page & Stone:** Mr. Mires said the intent of the financial study is to help decide on alternatives and based on the directions at the last meetings he would like the committee members to look over the sketches and ID pros and cons for each one then look at the monies. He started by stating the blue lines are for the utilities (water & sewer) that weren't depicted previously and red is for the electrical. The primary is overhead at the pole and secondary is underground. Purple indicates storm drains. Mr. Bardwell asked if all electrical were overhead; Mr. Mires said it was overhead from the pole to the building and underground at the building.  
Option A: This shows the addition at the rear of the building with alternate for parking. Mr. Mires said the administration office and parking can be added to some of the other designs. Dr. O'Connor asked what the cost was for this design; Mr. Mires said before they get into the costs, he would like to know what the members like and dislike about the design. It is important for them to know to continue with the design. Ms. Cheney said she would like to have the kindergarten classes together. Mr. Bardwell said he thought they were leaving the library near the core. Ms. Weston asked about the parking with the new design; Mr. Mires said they currently have 22 spaces and can increase to 59 and can make more spaces if needed.



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Conference Room
Meeting Date:	<b>Thursday, May 28, 2009</b>
Meeting Time:	<b>5:30 pm</b>

However, the new addition will be in the way of water flow. Mr. Bardwell said he would like to leave the library where it is because it is quiet and doesn't need as much light. Dr. O'Connor said this design fulfills the description on how it was sold. Ms. Grady asked why they were looking at office space now; Mr. Mires said they need to address it. Ms. Grady said the big argument is the library doesn't want music near it and asked to give the library good space. Mr. Mires said he was provided the plans to GES and HSS library is equal to or greater than the size of the library at GES. Mr. Bardwell asked if there will be an issue with softballs or baseballs hitting windows; Mr. Mires said that is a possibility. Ms. Weston asked if the batters box could be changed; Dr. O'Connor said it can't be moved because a new concession stand was put in along with the dug outs. Ms. Grady asked if any adults played on the field: Dr. O'Connor said little league uses the field but there could be an issue with people using the field after hours.

**PROS:** simple form, increase parking, library independent use alone, not loosing playground space, gain storage/office space      **CONS:** far from core, lose classroom, drainage

Option B: This shows the addition moved off the end of the wing. Mr. Mires said this is a single load corridor with a canopy connecting to other areas. Mr. Forsman asked why it was hooked and not going straight out; Mr. Mires said it allows for a single load corridor and it is approximately 28' off the wall and still allows for good light. Mr. Bardwell asked about fire access; Mr. Mires said the doors. Mr. Bardwell asked about security and if the doors remained locked; Mr. Forsman said all doors are locked. Ms. Cheney said it is still far away but you aren't loosing a classroom. Mr. Bardwell said he thought the school wanted additional storage. Ms. Weston asked how many classrooms, Mr. Mires said it's the same scenario as the previous option, except you aren't loosing that one classroom, but you aren't gaining any storage or office space. Ms. Weston asked about parking; Mr. Mires said this allows for 52 spaces where the previous allowed for 59 spaces. Mr. Forsman said he would like to suggest a causeway between the two wings to be used year round to cut down on the distance. Ms. Cheney asked if they were going to keep the sun/sky lights in the old part; Mr. Mires said they weren't anticipating replacing them. Mr. Bardwell asked how they were going to get the heat and electrical out there; Mr. Mires said they would use the area as a distribution using the air handlers and duct work over the class soffits. Mr. Bardwell asked if they should look at central air in the new wing; Mr. Mires said that can be addressed in the mechanical portion. Mr. Bardwell asked about a heat exchanger; Mr. Mires said it was possible to do as heat and ventilation. They can temper to take care of movement and air quality. Air conditioning is another issue and they need to know how far it can go. Mr. Bardwell asked about solar panels with a throw back to PSNH. Mr. Mires said the best return with solar is with your heat and hot water. He has done solar for electricity on another project and they pay back was very long, approximately 20 years, and there are no tax credits. Mr. Urdi said another thing to consider is the warmest time of the year, no one is around. He feels it doesn't really pay to use solar at a school.

**PROS:** no lost room      **CONS:** still far away

Option B1: Mr. Mires said with the restriction on kindergarten expiring soon, there is the possibility of moving kindergarten to the new addition along with computer and library and move art and music to where the kindergarten rooms were. You can have a drop off loop at the end. Mr. Bardwell said they will need access to people and said someone would have to be out there all the time for pick up and drop offs. Mr. Forsman said staff is currently outside for pick ups and drop offs. He said he didn't have a problem moving them out there as long as there were bathrooms in kindergarten classrooms. Dr. O'Connor said this will also keep music somewhat isolated. Mr. Bardwell asked about getting the plumbing out to the wing; Mr. Mires said he would have to look into where the tie ins are and cost. Mr. Forsman said if



DOVER SCHOOL DISTRICT

# JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent’s Conference Room
Meeting Date:	<b>Thursday, May 28, 2009</b>
Meeting Time:	<b>5:30 pm</b>

kindergarten were to go out there, he would really like to see a permanent causeway for quicker access. Ms. Grady asked how much it would cost to do the parking and loop; Mr. McBey said it would be \$3.50 per sf.     **PROS:** music is away from library                   **CONS:** toilet rooms and drainage

Option C - Infill: Mr. Mires said they would create a lobby for pick up and control. Mr. Bardwell asked about access to the boiler room and said he thought they had to have door access from the outside; Mr. Urdi said it depends on certain criteria. Mr. Mires said currently a truck drives in and drops off the dumpster, they would have to move the dumpster. Mr. Mires said they would upgrade the masonry walls; however, with the envelope you are utilizing the single side corridor. Ms. Grady said they would be moving the library into the noisiest area with the café, music & gym in that area. Mr. Mires said there will be a corridor that separates the library from the café. Ms. Grady said she didn’t like the plan. Mr. Bardwell said this plan still wouldn’t address the additional kindergarten classroom; Mr. Mires said they could move music and put the third kindergarten classroom where music would have gone. Ms. Weston said he now has music next to a class; Mr. Mires said it is next to only 1 wall and that could be addressed with sound dampening materials. Mr. Forsman said this addresses the teachers request for a learning center. Mr. Bliss said at WPS they needed a door in the electrical room based on the size of service; Mr. Mires said the issue is the electrical distribution versus the size of service and feels they will not need a door.  
**PROS:** Envelope-utilize single side corridor, closer to core, roof line-for drainage, and learning center  
**CONS:** Utilities, loss of play area, roof line, boiler room and noise

Option C1 – Infill: Mr. Mires said the only difference between this design and the previous was moving the administrative offices to the end of the building near the parking lot. However, they would have to relocate the primary electrical if you move the administrative offices to this end of the building and it will also go over more drains. Mr. Forsman asked if it would go off the entry; Mr. Mires said it would go off the café. Mr. Forsman said he thought code required access out from the café; Mr. Mires said it depends on the capacity in the café and doesn’t feel it would every reach capacity at any one time.

Option D: Mr. Mires said it was the same as above but with the library, art, and music on the side of the building. This would max out the space and all utilities would need to be moved along with additional grade issues. Mr. Forsman said he thought he would like this plan better, but doesn’t. Mr. Bardwell suggested marking this design as, “No Good.” All members agreed.

Mr. Mires said the design for 500 or 520 students they need “x” amount of classrooms. He did some checking and they could allow for 3 kindergarten classrooms and put music down near the kindergarten. He’s also showing five classes per grade. If you put health, reading and SPED in the core and expand the administrative offices, it shows how fast it fills up. They can have the dedicated space as it is now, which keeps it central. Dr. O’Connor asked if the gas going up and over the roof was going to be a problem; Mr. McBey said they have gas on the roof at WPS. Dr. O’Connor said his concern is if students get up on the roof they can cause damage.

Mr. McBey stated section II is a breakdown of what needs to be done. The sections in pink are areas with a more defined scope, blue has very little work with some mechanical work, and the yellow areas have not been defined at this point. Renovations costs are \$3,960,250.00 and a large amount is for replacing windows. Mr. Bardwell asked if it would be easier to punch out the wall and build up. Mr. McBey said they had talked about metal with masonry using brick on the outside and block on the inside with



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Conference Room
Meeting Date:	<b>Thursday, May 28, 2009</b>
Meeting Time:	<b>5:30 pm</b>

insulation in between. They will take out the original block and build from the sill up with new metal and place with a new window well. Dr. O'Connor asked if this included the gym windows; Mr. McBey said it did. Mr. Mires said they should replace with Kalwall. Dr. O'Connor said they can't find any paperwork on when they replaced the windows. Mr. McBey said section III is the renovations portion with the site work allowance and general conditions being the same for all the designs. Where a design has not been chosen at this point, the cost for the addition is an estimate only. He said he took "A" as a baseline for the square footage and did not include any cost for a canopy or additional play area. He is considering this as hard construction, which doesn't include furniture, asbestos abatement, etc. With the numbers they will be able to compare one to another and choose a plan, this way they can better define the scope and get better numbers. Right now he is only carrying square footage estimates. Mr. Mires said Option A addition has a cost of \$1,219,000. Mr. McBey said Option B has the canopy at a cost of \$41,400.00, which is very basic in nature and there is 7,400 sf at \$163/sf for a total of \$1,206,200. Mr. Mires said they are carrying the canopy and \$40,000-\$50,000 for the parking throughout the rest of the estimates. Dr. O'Connor asked if the pricing has jumped 20-25% since the WPS project. Mr. McBey said the price for WPS was around \$160/sf and they are not showing their bottom line at this time, these are just estimates. Mr. McBey continued with Option B1 is 8,900 sf at a cost of \$163/sf along with a paved play area of 6,359 sf at \$3.50 for a grand total of \$5,696,400. Mr. Bardwell asked about drainage; Mr. McBey said that's carried as a constant. Option C there was concerns with the elimination of the exterior wall. They thought it would drop but it didn't because of the structure. The estimate is 4,550 sf at \$176/sf for a total of \$800,800. Mr. Forsman asked if the size of the library was smaller than in the other options; Mr. Mires said it wasn't, the difference is the administrative offices in the new addition is not in this option but in the renovation portion. Ms. Grady asked why we were calling this a new addition; she asked if it was new. Mr. McBey said the green section is new. Ms. Cheney asked why infill would be a better choice; Mr. McBey said the price is lower, they are building less and it is more efficient as far as the layout. Mr. Bardwell said they can take the main corridor with skylights and put utilities through the space. Mr. McBey said he likes the idea. Ms. Grady said no matter what one they chose, the administrative office addition has to increase and it's not showing on any other design. Mr. Mires said he will show this and ID once they have a clearer idea on what they want. Mr. McBey said Option C1 shows a smaller administrative addition than shown on the plan and because it could be potentially smaller there is the potential for a savings. Option D there is increases all over and is not the best idea. Ms. Cheney said there is less square footage in Option C than the others; Mr. Mires said it gives the same square footage as at GES. Dr. O'Connor said there is more than adequate space at GES. Mr. Mires said there are fewer corridors than in the others and is now in the renovated portion. There are more corridors in others because of locations. Ms. Grady said she needs more time to look over the designs before making any decisions. Mr. Mires said the total project costs are \$6.2 million and when you add the fixed costs, administrative and parking you are getting close to \$6 million. You still have the costs for Dennis Mires (\$400,000) and new furniture and equipment (\$100,000) that leaves you with a total construction budget of \$5.7 million. Mr. Urdi said it did include contingencies. Ms. Verville asked if it included abatement; Mr. McBey said he carried a couple dollars per square foot. Mr. Mires said there is no contingency for the owner at this point. At this time you are looking at \$4.4 mil for renovations and \$800,000 for site work. Mr. McBey said a new entrance with an administration wing and canopy are choices they can make later. Mr. Bardwell asked if they moved the administration suite, what would happen to the existing space. Mr. Mires said it could be used for behavioral, guidance, nurse, conference room, waiting room and toilet room for the nurse. Mr. Forsman said they do need a reception area. Ms. Grady asked how large the rooms were; Mr. Mires said it can be sized for what is needed. Dr.



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Conference Room
Meeting Date:	<b>Thursday, May 28, 2009</b>
Meeting Time:	<b>5:30 pm</b>

O'Connor asked about a sink and refrigerator; Mr. McBey said it he has it carried in the allowance. Mr. Urdi said there is one in the vicinity if they have to tie into it. Ms. Weston said if they add all the other items, it's around \$4.4 mil. If they want to go with Option A, B or B1, they are already over budget. Mr. Mires said they are on striking distance. Mr. McBey said he's calling main items as constant, but once the members choose a design, they can squeeze other items to get within budget. Mr. McBey said he can look at the administration area more closely for a more exact square foot number. Ms. Grady said her figures come out to \$7.1 mil, which is already \$900,000 over budget. Mr. Urdi said what Mr. McBey is saying is that once he knows more, he can refine his numbers. Ms. Grady said that's a good point to start, but they can't say right now what ones they want or don't want because they haven't had enough time to look over the information. Mr. Urdi said they need to look at the scheme and say what the like best so they can start to refine the design. Ms. Weston said she feels the area when you first enter the school is wasted space and would like to see something done there. Mr. Forsman said they can take the behavioral room out of the area. Mr. Bardwell said they should take the information home to look over. He said he would like see one more design thrown out of before they leave. Dr. O'Connor said out of all the remaining designs, Option B1 is \$1.5 mil and suggested striking that design leaving Options A, B & C. Ms. Cheney said no one likes the design with the administration offices at the end, so they should get rid of that design. Dr. O'Connor said they all had pros and cons and they don't want to rush into anything. Mr. Mires said open spaces don't affect anything at tonight. Mr. Bardwell suggested meeting next week where two of the members are not present; everyone agreed.

**N. Approval of Payments:**

a. Dennis Mires PA – Architectural Services: Invoice Amount: \$6,000: Ray Bardwell moved, Karen Weston seconded approval of payment to Dennis Mires PA in the amount of \$6,000. A roll call **VOTE PASSED: 4/0**

**O. Other Business:** There were no further discussions.

**Other Business:**

**P. Schedule next JBC Meeting:** The next JBC meeting is scheduled for Thursday, June 4, 2009 at 5:30 p.m. at the Superintendent's office conference room.

**Q. Adjournment:** Karen Weston moved, Ray Bardwell seconded to adjourn meeting at 8:25 p.m. An oral **VOTE PASSED: 4/0**

Respectfully submitted,

*Catherine Cheney/pb*

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



DOVER SCHOOL DISTRICT

# JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting  
 Meeting Location: Superintendent’s Conference Room  
 Meeting Date: **Thursday, May 28, 2009**  
 Meeting Time: **5:30 pm**

## NOTES FROM MR. MIRES

### Plan A: Rear

#### PROS:

- Simple form
- Increase parking
- Description of project
- Not losing playgrounds
- Gain storage

#### CONS:

- Far from core
- Lose CR
- Drainage
- Outfield vulnerable

### Plan B:

#### PROS:

- No Lost CR

#### CONS:

- FAR

### Plan B1:

#### PROS:

- Music away <Enclose Connector>

#### CONS:

- Toiler rooms
- Drainage
- Music/Art away from L & C

### Plan C:

#### PROS:

- ENVELOPE
- Form
- Closer to core
- Learning center

#### CONS:

- Utilities
- Boiler room
- Hard place
- Form
- Noise

### Plan D:

#### PROS:

#### CONS:

- Utilities
- Grade

## BUDGET

## **6.2 TPC**

Renovations	\$ 3,960,000
Site Allowance	200,000
General Conditions	248,000
“A”	\$ 1,219,000
“B”	1,247,600
<del>“B1”</del>	<del>1,492,100</del>
“C”	850,800



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Superintendent's Conference Room  
Meeting Date: **Thursday, May 28, 2009**  
Meeting Time: **5:30 pm**

“D”

Not Considered

Admin	\$ 763,000
Parking	50,000
Architects	400,000
F & E	100,000