



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Conference Room
Meeting Date:	Thursday, June 4, 2009
Meeting Time:	5:30 pm

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, June 4, 2009 at 5:34 p.m. at the Superintendent's office in the conference room.
- B. ROLL CALL:** Present were, Catherine Cheney, Karen Weston, Doris Grady, and Ray Bardwell. Also present were John O'Connor, Superintendent; Laurie Verville, Business Administrator; Malcolm Forsman, Principal-HSS; Michael Bliss, Clerk of the Works; Jim Kimball, BPS. Absent were Carolyn Mebert, Mark Geuther, Keith McBey, BPS; and Dennis Mires, Dennis Mires Architects.
- C. Approval of Meeting Minutes:** Ray Bardwell moved, Karen Weston seconded approval of meeting minutes for May 28, 2009. An oral **VOTE PASSED: 4/0**
(**RECORD NOTE:** Mark Geuther arrived at 5:36 p.m.)

Horne Street Elementary School:

- D. Discussion of Schematic Designs Performed by Dennis Mires Architects and Bonnette, Page & Stone:** Ms. Grady said she wanted to dump C because it only gains 4,550 sf, which is about half the space as in A and B; A has 7,550 sf and B has 7,500 sf and she would like to get the most square footage for the money. She stated with C, there will be no windows except for skylights and the ones at the daycare she works at leak all the time. She also stated with that type of light it will be hard play any movies in the classrooms because the shades rarely work. Mr. Bardwell said in defense of C, they need to look at the numbers again because he thinks the price is too high. He said at the last meeting Mr. McBey said part of the higher cost was because of the crane and the crane is going to be there for the steel and feels that price can come down. He said he doesn't like the five offices and doesn't know if all that office space is needed and if it's not, the space should be used to make bigger classrooms. He spoke with Dr. O'Connor a couple of days ago and they discussed the need to have a plan to do what they need and they need space to add space. (**RECORD NOTE:** Dennis Urdi arrived at 5:40 p.m.)
- One thing that bothers him is the access to the boiler room and Dr. O'Connor said they could possibly put double doors for access as they did over at GES. The other thing is they would need to build another play area and suggested using the current parking lot on that side of the building as the play area because it is close to the playground, then move parking to the other side of the building. If they go with A and pop out back, they need to build temporary partitions to tear down later and feels that's a waste of money. Option B could be classrooms in the future if they went with putting the library, music and art in the infill. He said they really don't need skylights in the library, regular lighting would be just fine; however, they do need to put air in the library and figure out what to do with the office space. He said spending money on the administration offices is ridiculous at this time. He also said it's going to be a bear to add on with all the roof lines. They need to do something with the flat roof in the center and suggests putting an atrium in and carry it back somehow to get the water off the roof. They will be tearing out the old existing walls and replacing, along with putting in new vinyl windows and he would like to see solar panels put in. At the last meeting it was said there wasn't enough solar gain, especially in the summer. With the school pretty much empty during the summer, why can't they sell the power back to PSNH for a credit? He would defer this over to the experts to show if it is viable. (**RECORD NOTE:** Keith McBey arrived at 5:50 p.m.)



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Ms. Cheney said Option C was less square footage and more money per square foot. Mr. Bardwell said they can debate the costs. It costs \$3.9 mil in renovation costs and another \$800,000 for the administration area and something just doesn't add up. Ms. Weston said she was at the school earlier this week and found another 384 sf for the administration offices in the area she thought was wasted space. She said if you take the original 2 sets of door entering into the building and bring them out flush to the outside of the building that would free up a lot of space. She took measurements and if they did a couple of changes around the library and changed the location of the door, they could gain the 384 sf and the hallways are still pretty open. Mr. Geuther said when you're by yourself in that area it looks like wasted space but when there's an event in the gym it's not wasted. Ms. Weston said if they went to McClullen School in Rochester, they have a similar space and the area outside the gym is smaller and works fine. Mr. Bardwell said they need to make sure they have outside and inside security doors. Dr. O'Connor said there should be three things they look at. First, the design they are looking at; second, go back to the administration space; and third, have a discussion on BPS's financial they put together. If they look at A & B it is already out of budget. Ms. Verville said A & B are within their budget. Mr. Mires said at last weeks meeting they tried to sort out A, B & C to do the money portion. Mr. Mires said Mr. McBey and he met to revisit the numbers and they came up with the numbers they're getting tonight. The construction constants are based on certain assumptions and are maintained throughout the scope. Ms. Verville said she met with Ms. Mebert earlier that day and she wanted to share Ms. Mebert's thoughts on the designs. She said she liked the concept of C and is in favor of a community learning center of library, art and music in the infill. For the record she said there does seem to be a question on the \$762,000.00 for the administration area. She agrees with Mr. Bardwell that they don't necessarily need all that light and they could use skylights if they are sure they don't leak. She likes option C. Mr. Mires said it would help if they could help with a decision and then they can go over parking and the administration area. The initial numbers didn't have soft costs with his fees, furniture and equipment and have now been added in. Mr. McBey said this is just an exercise estimate based on the square footage. They applied tearing apart the administration area to the administration and foyer costs. The administration suite went up in square footage so the overall cost per square foot went down and it is expensive to do the foyer. Mr. Mires said based on the numbers the last time, numbers are the same for site work, renovations and general construction, which includes the soft costs for architect fees, furniture and equipment. There are new numbers for A, B & C and the contingency at 5% has been added, which it wasn't the last time. Expanding the parking is based on what they can buy for \$50,000. The addition of the foyer and administration area is broken out. The second to the last line shows how the numbers compare to the budget numbers and the line under that shows the adjustment if they don't do the foyer. He said they are all within striking distance. He also said they shouldn't look at the numbers represented as final; they attempted to get closer to a more accurate number and compare the money to each other. Mr. Bardwell asked Mr. Mires if he were given the project to go forward as is, what would he do A, B & C? , He is asking him as an expert, where he's designed other schools, what his choice would be. Mr. Mires said he has a bias with his first sketch which is option C because of the central flow and it benefits the envelope issues. He said it's cheaper than the rest as a single effort and thinks it's a great location for the learning center because it's in a core area. Mr. Bardwell asked if he had a problem with the utilities and gas being under and on top of the building. Dr. O'Connor said he called Asst. Chief Driscoll and he said it is within code. His two issues with the infill is the perception with the gas going overhead and second they are looking at the infill with at least half of the area not having interior lighting. He also has concerns about teenagers up on the hill at the ball field hurling rocks at the skylight because they're above the building. Mr. Mires said there are big windows back of the gym and asked if they've



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experienced any target practice; Dr. O'Connor said those windows are farther away so they've never had any issues. Ms. Grady said they did something similar at the high school where there are a lot of rooms with no windows and they get a lot of complaints from staff and students. She said she just came from HSS and it looks like the space they have is bigger than what they are going to get and it needs to be at least the size at GES or WPS. Mr. Bardwell said he hears what Ms. Grady is saying, but where they need to redo the ventilation system, they can tie in modern day equipment so the air exchange is better than what it is at the high school. He does believe air should be part of the library and computer lab. He still feels the five offices are not needed and they need to keep an open mind. Mr. Bardwell said they need to dig up the old parking area to take care of the drainage issues and would like to see it repaved and used as a play area and have a new, adequate parking area way out back for teachers to park. Mr. Forsman said he may have some answers to their questions. He said on the offices for art, music and PE, staff stated they didn't need the space. However, the librarian said it would be good storage for AV equipment and other expensive items. He said she has a concern about the vibrations and heat coming from the boiler room. He said he's walked the corridor near the boiler room and it is a very warm area. Ms. Cheney said she's hearing concerns about lighting and the boiler room with heat and vibrations which are existing items. Mr. Bardwell said if they do the infill they can tell the design team to give proper wall space so there's no transfer of movement or heat. Ms. Cheney said issues with the infill are the lighting, play area and boiler room; but some pros are central air and it's less expensive. Ms. Grady said Mr. McBey stated they are only buying 4,550 sf; Mr. McBey said that is only new area, they are still in the range of the 7,500. The difference is the office spaces are under renovations and not new space. Ms. Grady asked why it cost more per square foot. Mr. Geuther said the overall amount of money is less because they aren't getting as much square footage. Ms. Weston said it was approximately 3,000 sf smaller than A or B. Mr. Geuther asked why the square footage for A and B are at 7,500 if the rooms are all approximately the same size. Mr. Mires said some of the square footage for A and B are corridor space and other is space for offices. Mr. McBey said one advantage of C is the offices fall under renovations. Mr. Mires said if they don't need the offices near the learning center the square footage could be reduced. Ms. Cheney asked if she could get more information on A. She said she wished it could go up against the hill but knows it can't because of existing landscape. Mr. Geuther asked what generate the additional square footage; Mr. Mires said he was using the plans from GES and he kept the OT in when he heard about the learning center. Mr. Bardwell asked if they went with A, whether it's 6,000 or 7,500 sf how they can use the space as temporary classrooms while they renovate. Mr. McBey said they will get a certificate of occupancy once the addition is completed and the space can then be used for classrooms. Mr. Geuther said it's just like they did at WPS. He also said where the library is huge why can't they put a wall up. Mr. McBey said the library is large and they will put up temporary walls to make 6 classes and said it makes sense to divide the room into a couple. Mr. Geuther said they should use the space as temporary to utilize space until renovations are done. Mr. McBey said they shouldn't talk about phasing until they pick an option. Ms. Cheney said she doesn't want to stay on C but to discuss the other two designs. Mr. Geuther asked for a point of clarification on the cost study and what it allowed. Mr. McBey said it was missing the general conditions and site work. The site work is different for A than B, where the site conditions for A are complicated by the drainage issue. Mr. Geuther asked if the estimate for the site work was for the foot print; Mr. McBey said it includes the excavation, paving and drainage. Ms. Weston asked if they went with A, would they be able to connect B with A at a later time; Mr. Mires said it's possible. Mr. Mires said another option is to put in another wing; but are limited to the ways they can go. Ms. Grady said there is a point they reach where more space is needed for the north end and they can't build on anymore and the ground is not



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suitable. She can't see putting in more money and see's why other districts tear down an old school and build a new one. Dr. O'Connor asked if they do the infill or go out back. Mr. McBey said a disadvantage of A is it eats a classroom and doesn't have a great view and thinks it's the least attractive of the three. He stated he's selfish and he likes C because there is less needed to be done and it's close to the "bull's eye" they wanted. Ray Bardwell motioned to discard B; there was no second. Mr. Mires reminded the members that B1 was taken out at last weeks meeting. Ms. Cheney asked if the other infill, court yard, was disregarded because of lighting and drainage; Mr. Mires said it was too close to the building and had very poor drainage in the area. They chose C because of the limited use of the space, the single loaded walls, and the pitch of the roof is towards that area so they have a way to handle getting rid of the water. Mr. Geuther said with C a suggestion was made to make the current parking lot the play area and asked if there was enough space on the other side to duplicate the lot. Mr. Mires said he doesn't have the plan, number of spaces, or the survey so he doesn't know at this time. Ms. Weston asked about the issue with drainage on the front parking lot and asked how that would be addressed. Mr. Bardwell said the area should be ripped out so they have the opportunity to grade and put in proper drainage to Berry Brook. Mr. Forsman said he stood back and looked at the area and suggests keeping the area as a parking lot because it's closer to the door. He suggests using the grass area between the tennis courts and playground; it still can be used in the winter. Mr. Geuther asked if there was an evening event would they utilize the play area as parking like they do at WPS; Mr. Bardwell said that would be the case, there would be a gate so they can open it at night as needed.

Mr. Bardwell asked if they needed B. Dr. O'Connor said basically B is the library, computer lab and two rooms. Mr. Geuther asked about the other offices. Dr. O'Connor said they don't necessarily need as offices; they only need storage for art and music. Ms. Cheney said from what she saw at the school today, they need more storage. Mr. Bardwell suggested tearing out the stage, get a temporary stage and use the space currently not being used for storage. Mr. Forsman said the stage is not being used because it is not large enough. Ms. Cheney said its 4,550 sf versus 7,500 sf and sees this as a possible issue and they haven't really gotten down to the design only the functionality of the space. Ms. Grady asked why there was more square footage in B1; Mr. McBey said they had kindergarten spaces in the addition. Mr. Geuther asked if they could go with 2 classrooms versus 3; Mr. McBey said they could. Dr. O'Connor suggested going to the 5 members on what options they liked best. Mr. Bardwell: B & C, Ms. Weston: A & B, Ms. Grady: A & B, Mr. Geuther: A & B, Ms. Cheney: B & A. Ms. Verville said for the record Ms. Mebert liked option C. Mr. Forsman: B & C, Dr. O'Connor: B & C and Ms. Verville: C & B; Ms. Verville said she liked C because it keeps everything together. Mr. Mires said if the list held up B is the strongest with A coming in second. Mr. Bardwell said the JBC shouldn't force their design on people working in the building everyday and feels they're there to support what they would want. Mr. Geuther asked Mr. Forsman why he disliked A. Mr. Forsman said it put a lot of traffic in the hallway, the buildings would be too close together and would not be esthetically pleasing, and the small ones are further away. He likes B with a causeway because it's a straight shot for kids and there is a line of site. He would like to see something done with the pavement because he doesn't like that the drop off is so far away from the office. It also keeps the core together and music is further out and keeps library and the computer lab together. Ms. Grady said right now they are picking a design and it doesn't matter what design is chosen to move students to during the renovation portion. Once everything is completed, who says you can't move the rooms around. Right now they need to worry about where the kids are going to go during renovations. You do the renovations to meet the need and right now their concern should be what they are going to build.



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Mr. Bardwell asked if the library was big enough to become classes; Mr. McBey said they were. Ms. Grady said their original intent was to have the learning center in the addition and they have found that they may not get what they wanted. She said they can always work the center around other things. Mr. Geuther asked if option B currently shows a covered walkway; Mr. Mires said it shows a canopy over a walkway. Mr. Geuther asked if they took it out what is the cost; Mr. McBey said around \$4,500. Mr. Bardwell said the kids in the back could use the canopy to get to the front of the school. Ms. Weston said they don't have to build a canopy. Mr. Bardwell asked if it was necessary to move kids around; Mr. Forsman said he sees it as making the school smaller. Dr. O'Connor said the kindergarten rooms at GES are the furthest away from the learning center and they don't have any problems.

Ms. Cheney said they could do the administration area with no foyer or they could expand the budget for the foyer and bump it out. She said there is a lot less space in C with the renovations and maybe they could bump out the library and rethink using the space. Mr. Mires said the plans show 5 classes per grade level with 1 classroom extra using the infill option. They also have available space where the stage is that can be used; the classrooms are not labeled so they can move rooms around as needed and they can reduce the size of the addition. They can get within the budget once a plan has been developed. He hoped they would have it developed and refined with the school. They need direction and they need to put the pedal down to get going. Ms. Weston asked if they should be directed for two foot prints and knows what's needed for the \$6.3 mil. Mr. Mires said they need to do a lot of development of the plan to get hard numbers; it's too early for hard numbers at this time. Mr. Mires said they have to get it to work for the money and the members need to make decisions before he can move forward. Mr. Geuther said one thing that is skewed is the thought process; they are saying C is desirable for some things because of the cost. However, C has less square footage and would be great if you don't need the space, but you are getting 3,000 sf less than the other plans. Mr. Bliss said they are getting more space; it's just put under the renovation portion. Ms. Grady said they were nominated to be on the committee and it's only their votes that count, not the others because it is their responsibility. Mr. Geuther said he didn't disagree, but they don't have to work in the building all the time and thinks some suggestions should be considered. Dr. O'Connor said they all want to say this is the issue but there is no easy solution; all options remaining have pros and cons. His biggest issue is the renovation piece and is concerned they are not going to have enough money. He said they are looking at getting another 20–30 years out on the renovations. He said he didn't want to put a fly in the ointment but what if they put 2 classrooms on the end and renovate the library. Two additional classrooms will be picked up for around 2,000-2,100 sf. Mr. Geuther asked about doing the square footage for 4 rooms but only using two. Mr. Bardwell asked if there was enough room to add to that end of the building. Dr. O'Connor said if they don't do the parking on the left side there should be enough room. Ms. Weston said it was plain, simple and straight forward and asked to get a footprint on it. Ms. Cheney said she's letting go of A; she liked it at the beginning because it wasn't as far to go, but not knowing what they will encounter for site work it is no longer favorable. Mr. Bardwell asked to have another column made for Dr. O'Connor's option "BX". Mr. Bardwell said he supports BX & C; Ms. Grady: BX & A; Ms. Weston: BX & A; Mr. Geuther: BX & A; Ms. Cheney: C. Mr. Bardwell said if they only go with 2 rooms, they haven't given enough space for the renovations. Mr. Forsman said he has the health and reading rooms and music and art can go on a cart for a year if necessary and then they can go back to the way it was. He also has a SPED room as a possibility. Mr. Bardwell said the stage could be walled off. Mr. Forsman said they would have to have some ventilation and lighting in the space; it can be done. Mr. Geuther suggested going with BX with 2 rooms, which gives a solid plan so they can get a price on renovations. Layout hasn't changed



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and it will solidify numbers on the renovations. He said all he keeps thinking of is the middle school; this way the existing footprint is laid out and they can easily put on a couple classrooms on the end. Mr. Bardwell asked Ms. Verville if she knew where Ms. Mebert would go in talking with her; Ms. Verville said Ms. Mebert liked C. Mr. Mires said the primary concept with A, B & C is the learning elements are together and if they go with BX they are probably going to have to lose something. Mr. Mires said the renovations are in a state of flux. Mr. Bardwell asked if he is going to carry out the same roof line; Dr. O'Connor said they didn't on the other end. Mr. Mires said it was only single loaded and was over the shed. Mr. Bardwell asked if they went 4 out, would it go 2 straight out or 4 blocks with a central corridor. Dr. O'Connor said he was thinking of going straight out. Mr. Geuther said they are saying the GMP will be solidified more than it is today and as Mr. McBey said, it's easier to put on 2 rooms as an alternate. Mr. Forsman said the original discussion was to add rooms on the left and they said 4 didn't leave enough room to the property line, was this correct? Mr. Mires said he didn't believe it was a problem but would make sure. Dr. O'Connor said if anyone wanted to walk around the school, let him know and he would set something up for the weekend.

Ray Bardwell motioned to eliminate Plan B, Doris Grady seconded. An oral **VOTE PASSED: 5/0**
Ray Bardwell motioned to eliminate Plan A, there was no second. Karen Weston motioned to eliminate Plan C, Mark Geuther seconded. An oral **VOTE PASSED: 3/2** (Bardwell & Cheney opposed).
Mr. Bardwell talked about the front stating they could put an atrium near the library to give it light and a new life. Ms. Cheney said she would like a less grandiose when you walk into the school. She also said she wanted to keep the stage. Ms. Grady said the stage hasn't been eliminated yet. Karen Weston motioned to eliminate the stage, Doris Grady seconded. An oral **VOTE FAILED: 1/3** (Bardwell abstained). Dr. O'Connor said there were many things to do before worrying about the stage. Mr. Mires suggested eliminating Plan A due to the number of votes. Ms. Weston asked if they know they can fit everything into BX. Mr. Bardwell said they can with 4 rooms. Ms. Weston said she would be more comfortable with numbers for 2 before eliminating A. Mr. Geuther said it was the same as C. Mr. Mires said it is the same as C only with 4 classrooms instead of a learning center. He said if BX is approximately 4,500 sf, there maybe a difference of \$90,000 - \$100,000 less for BX over C, but that is just a guess at this time. Ms. Grady said they could probably come in under budget. Mark Geuther motioned to eliminate Plan A, Ray Bardwell seconded. An oral **VOTE FAILED: 2/1** (Grady & Weston abstained and Cheney opposed).

Ms. Weston said for clarification purposes, BX is 2 rooms with an alternate of 2 more rooms if needed. Ballpark it's cheaper to build 4 rooms of BX. Dr. O'Connor said they're not calling it fine arts and renovating it as fine art. It was sold as additional rooms that could be fine arts. Ms. Grady said the library is in the middle of the building so it will be kept central like most want. Mr. Bardwell said he likes the core area developed and he liked the idea back when he mentioned it as an option. He said having a function at night it is easier to close the wing doors and leave them locked and it's a good focal and central area. Ms. Grady said they may have to put art on a cart; Mr. Forsman said it has been done before and for a year it won't be a big deal. Mr. Mires said Mr. McBey and he talked about if there was consideration of a "simple" plan, if they could have the opportunity to get some work done this summer like the abatement or discrete work inside the building and pouring the concrete for the addition would be extremely helpful. They thought it would be a good idea to try to get some of the work done while the school was pretty much empty during the summer and they are getting a much later start than expected. He said they may be able to define the gym or other pieces to get done and out. He said refining the addition is relatively simple with most of it being earth work. Ms. Verville asked if they were taking the gym as a small phase with a



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GMP; Mr. McBey said it is a small scope and would be under the GMP. Mr. McBey said things need to get defined more before doing too much. Mr. Geuther asked about getting the exterior work done this summer; Mr. McBey said they are talking about it. Mr. Geuther said they're looking at a foot print that won't change except for the 4 rooms and said they should get an available engineer to start working on the site work. Ms. Weston asked how fast they could get something done for BX. Ms. Cheney asked if they could have something by the next JBC meeting. Mr. Mire said he could; however, he said the problem with fast tracking is they may run into issues. Ms. Weston asked if they do the gym are they tearing out the windows and walls; Mr. Mires said they are doing that and also the ceiling. He said he does need to know how the members want to address the front and if they do or don't want the foyer because he needs to know how to address the glass. Mr. Geuther said in his mind he lost track of the administration area. Mr. Mires said it's on the table and they've agreed on BX so the other options of parking and administration space is still on the table. Ray Bardwell moved to have Dennis Mires Architects move forward on Plan BX, Karen Weston seconded. An oral **VOTE PASSED: 4/1** (Cheney opposed)

E. Acknowledgements:

- a. Email dated 6/3/09 from Ray Bardwell on Needs vs. Wants for HSS: Karen Weston moved, Ray Bardwell seconded acknowledgement of the email dated 6/3/09. An oral **VOTE PASSED: 5/0**

F. Other Business: There were no further discussions.

Other Business:

G. Schedule next JBC Meeting: The next JBC meeting is scheduled for Monday, June 15, 2009 at 5:30 p.m. at the Superintendent's office conference room.

H. Adjournment: Karen Weston moved, Ray Bardwell seconded to adjourn meeting at 7:55 p.m. An oral **VOTE PASSED: 4/0**

Respectfully submitted,

Catherine Cheney/pb

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