



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting  
Meeting Location: Superintendent's Conference Room  
Meeting Date: **Monday, June 15, 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 Monday, June 15, 2009 at 5:45 p.m. at the Superintendent's office in the conference room.
- B. ROLL CALL:** Present were, Catherine Cheney, Karen Weston, Doris Grady, Mark Geuther and Ray Bardwell. Also present were John O'Connor, Superintendent; Laurie Verville, Business Administrator; Malcolm Forsman, Principal-HSS; Keith McBey, BPS; Tim Burke, BPS; and David Goldsmith, Teacher HSS. Absent were Carolyn Mebert, and Dennis Mires, Dennis Mires Architects.
- C. Approval of Meeting Minutes:** Mark Geuther moved, Ray Bardwell seconded approval of meeting minutes for June 4, 2009. An oral **VOTE PASSED: 5/0**

#### Horne Street Elementary School:

- D. Discussion of Schematic Designs Performed by Dennis Mires Architects and Bonnette, Page & Stone:** Mr. McBey said they looked at adding 4 rooms to the end of the west wing. He talked with Ms. Grady earlier in the day and stated the cost is a little more expensive than what he gave at the last meeting because they are going to try to attempt to blend the roof lines and there will be more glass windows needed. They're going to have pitched steel and TPO on the roof. Ms. Grady asked if there was a possibility to make it 6 classrooms versus 4. Her reasoning is Dr. O'Connor talked about an increase in the population so space would be needed. She stated she prefers not to push out the wall in front and put that money into adding the 2 classrooms. Mr. McBey said he ran through the numbers with what was discussed at the last meeting of 2 rooms with an alternate of 4. **RECORD NOTE:** Dennis Mires arrived at 5:50 p.m.) Mr. Bardwell asked if it would be more reasonable to rip out the walls and configure all together. Mr. McBey said he understands what he's saying, but he thinks they're used to a level of lighting and with that system there is a greater premium. Mr. Bardwell said if he were to build a new school, would the windows be smaller than what HSS currently has. Mr. McBey said it's usually a traditional wall infill with 2-3 windows per class. Ms. Grady said this could have an educational advantage where they aren't able to build another school; they had to reconfigure the boundary lines and instead of having districted areas for the schools, make this school K, 1 & 2, WPS 3 & 4 and GES 5 & 6. That was something they discussed awhile ago and everyone on the school board liked the idea; the superintendent at the time didn't. She also said you could move music and art to where kindergarten is right now and move kindergarten to the first grade wing. Ms. Weston asked why the windows were more expensive and Mr. Geuther asked what he was comparing it to. Mr. McBey said the roof line windows could be 3 windows per class, but the rest of the school has a window wall system. Ms. Weston asked if all the windows were being replaced; Mr. McBey said all the windows are coming out and new ones, like they are now, are being put in and will be more energy efficient. Mr. McBey said now with 2 classrooms with an alternate of 4 the costs are up; this work is the same as the other additions of \$164 sf. If they cut back on the square footage, it will put the cost up to \$190 sf. Ms. Weston asked what if they went out 2 more; Mr. McBey said it would be in the range of \$160's. Mr. McBey said having 4 classrooms is nice, but at the last meeting Mr. Forsman said he could come up with some additional rooms during the renovation that could be used. Mr. McBey said having 6 classrooms would be more efficient. Ms. Weston asked if they would save extra money if they



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don't push out the wall for the administration area and asked if there was substantial savings, could they use that towards the additional classrooms. Mr. Bardwell said they could take the first classroom in the first grade wing and add to the suite for the administration area to use for the nurse, etc. do a new layout and go 6 classrooms out of the west wing. Ms. Grady said if they push out the wall they gave a price of around \$700,000 then it went down to \$500,000. Mr. McBey said if they keep the line in the existing area it should be around \$185 sf to renovate. Ms. Weston said it was going to cost \$750,000 for the administration addition; if it was left as is and they put up some walls to increase the inside, would they save money. Dr. O'Connor said they still have to renovate with a line to the front, put in walls, have space for the nurse and it's going to cost money. Ms. Weston asked about adding 2 walls by the library and teachers room. Ms. Grady said not to put up the walls but to close off the teacher's room and change the entrance to the teacher's room to the way it was. Dr. O'Connor said they aren't just talking about space for the principal and his secretary. Ms. Grady asked about taking the former space and making into a nurse's office and teacher's prep room or whatever else is needed. Mr. Bardwell said they have to give Mr. McBey and Mr. Mires charge for the addition and then give them charge on redoing the inside. They need to give them ideas because they can't go over the \$6.2 mil. Ms. Grady said to go with Dr. O'Connor's suggestion of 2, 4 or 6 classroom and the other reconfiguration will come after they get started with the addition. Mr. McBey said they have a lot to do with the addition if they agree on the spot. Mr. Geuther stated as Dr. O'Connor said last week, they don't want to add 6 new classrooms at a cost that will leave the rest of the building looking like a dump. Mr. McBey said if they looked at the sheets he was handing out the "constants" are the same but the variables has a difference in cost per square footage depending on 2 classrooms or 4 classrooms. Ms. Weston asked if it would cost another \$400,000 to add another 2 rooms to the 4; Mr. McBey said it would cost around \$330,000. Ms. Grady asked if the cost for the jut out in the front was included in these numbers; Mr. McBey said they weren't. Mr. Mires said add ons haven't changed at this time. Ms. Grady said the original figures showed \$763,000 for the administration area; what was cut to bring the cost to \$500,000. Mr. Mires said the area in green, which was the foyer, was taken and what was left over was the yellow area for a cost of \$543,000. Mr. McBey said he put rough numbers in for Mr. Mires, but they need to take a step back for soft costs. Mr. Mires said last weeks summary had the numbers. Ms. Grady said they are now looking at \$1.2 - \$1.6 million for a 6 classroom addition. Mr. McBey said they had a good idea with the release valve; they can do 4 rooms with an alternate of 6 if they can't do everything they want. Dr. O'Connor said they should go with the 4 rooms because the constants are at \$4.4 mil with \$1.2 mil for 6 classrooms that brings the cost to \$5.6 mil leaving only \$600,000 for everything else which is not enough. Mr. Mires said they still have to figure in the architect's fees, clerk of the works and F & E's. Ms. Verville asked where the abatement was; Mr. McBey said he was carrying a small amount of around \$60,000. Ms. Verville asked if that was for abatement and testing; Mr. McBey said it was. Mr. Mires said when they were going over the building before, it didn't look like there was a lot to abate unless there is something hidden they don't know about. Mr. Mires said the effort of BX and putting numbers together is to get an understanding of what is wanted. He needs a chance to work with the schedule and see what needs are and go back in to do the other renovations. Mr. Mires said the current price given is the same as "C". If you look at the numbers and assign the library and computer room, counselor/offices, the 2 classrooms are larger so they made the other rooms larger. He asked if this isn't where they want to put music and art, where do they go. Currently this schematic with the classrooms on the end leaves 5 rooms for grades 1-4 and 3 kindergarten classes. He said he's trying to give a comparison on each and then wants to get into the "nitty gritty". The addition may impact the parking and he wants to be clear, whether they go with 2, 4 or 6 rooms, he thinks he can get 4,900 sf and it



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should fit. Mr. Geuther said they filled up the building with an additional class per grade. Mr. Mires said they had with "C" but they also had a continuous run in the wing. Mr. Geuther asked if all the rooms were the same size; Mr. Mires said not exactly. Two rooms gross out at 1,000 but net at 900 and the other two gross out at 1,100 and net out at 1,000. Ms. Grady said going out that way does eliminate going over the utilities and moving the gas line over the building. Mr. Mires said that really shouldn't be an issue, he has done this type of work on several buildings without any incident. Ms. Weston said putting art and music at the far end of the addition still has the issue of music being near a classroom. She said at one time they talked about moving art and music to the end where kindergarten currently is. Mr. Geuther said he doesn't want to get caught up in labeling classes. Ms. Cheney said the only thing subtracted from this plan was the play area. Mr. Bardwell asked Mr. Forsman what layout he thought would be better for them, because if the committee was going to label rooms for him, they should find out what their needs are. Mr. Forsman said listening tonight, he's hearing there will be 5 rooms per grade level; however, the way they currently have them set up, one of the rooms will be smaller than the others. Also, when thinking of the fill-in compared to this layout, this keeps the library and administration offices central and it leaves the play area and it gives access to the play area. If they do the fill-in, it's still in a box and the learning center is still somewhat central. Ms. Cheney said architecturally "C" would look like it's more integrated. Mr. Forsman said he likes the addition down off the left end and likes the line of site. The other option has more nooks & crannies where kids can go hide. If the core is updated, he can see it looking really nice. Also, putting art and music where kindergarten currently is, they can do a lot in the hallway and traffic won't be as bad. Ms. Grady asked about the \$4,100.00 for a canopy. Mr. McBey said that was to connect the wings but it was voted out at the last meeting; he kept the figures to leave them in line. Ms. Grady said moving music to kindergarten and away from the library, gym and classrooms is a good idea.

Ray Bardwell motioned to give the architect and construction management team approval for hard costs for 4 new classrooms and carry the cost for 2 additional rooms to make 6 and have support staff firm up renovations; Karen Weston seconded. Mr. Geuther said at this time, the only drawback is he can't see anything happening during the summer. Mr. Mires said Mr. McBey and he talked and they have a bit of work to do to finalize and the reality of doing anything this summer doesn't seem likely. If they do some of the things they suggested, it could impact the gym. They don't want to undo anything they've done; they don't think it's productive or prudent. He said there are a lot of opportunities for failure and before they can start the abatement, they need more information. They also don't want to do the work and then send Mr. McBey and his team away. Mr. McBey said the logic is to get as much for the money. He said it kills him to have to be in this situation, but they need to give the design team time. Ms. Grady said they switched kids in January at WPS with no issues. She also asked if she was correct that they have \$6.2 mil to start and they were told today if they put in 6 classrooms it will cost around \$1.2 mil leaving \$5 mil for renovations and other things. Dr. O'Connor said they still need to add the soft costs. Mr. Mires said with the motion on the table, they are reserving the right to add the 2 additional rooms if they can. Ms. Cheney said in talking about the renovation portion, she's having a problem going ahead with a design when there are some things she's noted they're having a hard time voting on like the stage and administration area. Dr. O'Connor said they only need to know the concept tonight. Ms. Verville said they need to know the concept to get figures. Mr. Mires said they're off and running but it's not final. They have to define needs, then how to physically address it and there is more than one way to do this. Tonight they are looking at 4 rooms with the possibility of 2 more. He needs around 2 weeks for relationships, needs, etc and they're not locked in. He just needs the orders to move forward. Ms. Grady said he knows staff only has input and they (members) have the final input. She said she's seen it before where they want everything or they get



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upset because one area has this and they don't. She wants to make sure it's general renovations and who ever comes in to work in the school is comfortable. Ms. Verville said he's just surveying the staff. Mr. Bardwell said when they vote on his motion and if it passes, he would like to amend it to say there will be no other changes or increases. Mr. McBey said to look at the process, Mr. Mires will be running for 3 weeks to get this first part done and he'll come back to the committee members and see what they like or don't like. Then he will come back in another 1 ½ to 2 weeks with firmer figures. Ms. Cheney asked what the original motion was. Ms. Barrett read the motion. Mr. Bardwell requested to make a friendly amendment to revise the wording to read: Motion to proceed with BX modified with 4 additional rooms with the option of 2 additional rooms when core costs are identified. Karen Weston seconded. An oral **VOTE PASSED: 5/0**

Mr. Mires said he sent Ms. Verville a message stating they need more borings and a survey for the area. Ms. Verville said she received it and asked how many borings are needed; Mr. Mires said a days worth. Ms. Verville said she needs the committee's approval to have RW Gillespie do one days worth of borings for the new addition that should not cost more than \$2,000. Ray Bardwell motioned to have RW Gillespie do the borings with a price not to exceed \$2,000.00, Ms. Weston seconded. A roll call **VOTE PASSED: 5/0**

Ms. Verville said the second item was the civil work and she's not sure who has done work in the past at HSS. Mr. Mires said he has documents with Appledore Engineering and Civil Works on it. Mr. Geuther asked if he was looking at a regular survey. Mr. Mires said he's looking for a hard survey and he got a quote with a not to exceed amount of \$4,000. This is to establish a topo, utilities, and existing conditions. Mr. Bardwell said don't they need to know the outside boundaries. Dr. O'Connor said they're not going to get a road around the back of the building with the wall there; fire trucks won't be able to turn around. Mr. Bardwell said they may want to get a road to the corner. Mr. Mires said he needs to get some idea; he needs to get a topo for drainage. He didn't think about surveying the other side for additional parking, but said that may be an option if they want to look in to. Ms. Verville asked the committee for permission to contact both companies to get pricing for the survey for just the westerly side with a not to exceed amount. Ms. Cheney asked if it was appropriate to expend this money. Ms. Verville said she has to come back with numbers and then they can decide.

Karen Weston motioned to have Laurie Verville contact Appledore Engineering and Civil Works to get a comparative price on existing conditions, Ray Bardwell seconded. Mr. Geuther said he was still unclear as to what they were wanting; did they want to know where the property lines were or existing conditions. Mr. Mires said they were looking for the survey, existing conditions and topo. Mr. Geuther said they maybe going to the wrong group for the work. Dr. O'Connor said they can get several other local companies and give them a call. Karen Weston withdraws previous motion, Ray Bardwell seconded. Karen Weston motioned to go out and get 2-3 quotes from survey firms for a survey, existing conditions and topo for the westerly side and the parking area, with an amount not to exceed \$4,000. Mark Geuther seconded. A roll call **VOTE PASSED: 5/0**

### **E. Approval of Payments:**

- a. RW Gillespie & Associates Inc – Engineering Evaluation: Documentation/Coordination: Invoice Amount: \$481.25
- b. RW Gillespie & Associates Inc – Foundation Investigation: Invoice Amount: \$3,353.55



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Ms. Verville said this was testing done in the back of the building. Since they are not going to build in that part, she is not asking for the written report. They have received the results of what's there. Ray Bardwell motioned to accept payments in the amount of \$481.25 and \$3,353.55, Mark Geuther seconded. A roll call **VOTE PASSED: 5/0**

**F. Acknowledgements:**

- a. Email from Ray Bardwell dated 6/7/09 regarding HSS Renovations: Ray Bardwell moved, Karen Weston seconded acknowledgement of the email dated 6/7/09. An oral **VOTE PASSED: 5/0**

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

**Other Business:**

**H. Schedule next JBC Meeting:** The next JBC meeting is scheduled for Thursday, July 9, 2009 at 5:30 p.m. at the Superintendent's office conference room.

**I. Adjournment:** Karen Weston moved, Ray Bardwell seconded to adjourn meeting at 7:13 p.m. An oral **VOTE PASSED: 5/0**

Respectfully submitted,

*Catherine Cheney/pb*

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



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### HORNE STREET SCHOOL COST STUDY SUMMARY

4-Jun-09



	OPTION A	OPTION B	OPTION C
<b>Construction Constants</b>			
General Conditions:	\$ 248,000	\$ 248,000	\$ 248,000
Site Work Allowance:	\$ 200,000	\$ 200,000	\$ 200,000
Renovations:	\$ 3,960,000	\$ 3,960,000	\$ 3,960,000
<b>Construction Constant Allowance:</b>	<b>\$ 4,408,000</b>	<b>\$ 4,408,000</b>	<b>\$ 4,408,000</b>
Architectural Design w/ Consultants:	\$ 400,000	\$ 400,000	\$ 400,000
Furniture Fixtures & Equipment:	\$ 100,000	\$ 100,000	\$ 100,000
Cost Study Allowed for Construction:	\$ 1,219,000	\$ 1,247,600	\$ 850,800
Contingency (5%):	\$ 258,950	\$ 260,380	\$ 240,540
<b>SUBTOTAL:</b>	<b>\$ 6,385,950</b>	<b>\$ 6,415,980</b>	<b>\$ 5,999,340</b>
Additional Scope Options:			
Expand Parking:	\$ 50,000	\$ 50,000	\$ 50,000
Administrative Addition:	\$ 546,377	\$ 546,377	\$ 546,377
<b>SUBTOTAL:</b>	<b>\$ 6,982,327</b>	<b>\$ 7,012,357</b>	<b>\$ 6,595,717</b>



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Foyer Addition @ Administrative Area:	\$ 231,723	\$ 231,723	\$ 231,723
<b>COST STUDY TOTAL:</b>	<b>\$ 7,214,050</b>	<b>\$ 7,244,080</b>	<b>\$ 6,827,440</b>
Available Funds:	\$ 6,315,000	\$ 6,315,000	\$ 6,315,000
Theoretical Scope Adjustment Required:	\$ 899,050	\$ 929,080	\$ 512,440
Theoretical Scope Adjustment w/o Foyer:	\$ 667,327	\$ 697,357	\$ 280,717
Additional Cost Items Outside Building & Design:	?TBD?	?TBD?	?TBD?



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**HORNE STREET SCHOOL  
 DOVER NEW HAMPSHIRE**

**INITIAL COST STUDY ANALYSIS  
 15-Jun-09**

**OPTION BX**

**CONSTANTS**

GENERAL CONDITIONS:	\$	248,000
SITE ALLOWANCE:	\$	200,000
RENOVATION:	\$	3,960,250

**VARIABLES:**

OPTION BX ADDITION:	\$	843,533
5,120 sf		
\$164/sf		
UTILITY RELOCATION:	\$	-
ADDITIONAL PARKING AREAS:	\$	41,510
11,860 sf @ \$3.50		
ADDITIONAL PAVED PLAY AREA:	\$	-
CANOPY:	\$	41,400

**TOTAL: \$ 5,334,693**



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**HORNE STREET SCHOOL  
 DOVER NEW HAMPSHIRE**

**INITIAL COST STUDY ANALYSIS  
 15-Jun-09**

**OPTION BX REDUCED CLASSROOMS**

**CONSTANTS**

GENERAL CONDITIONS:	\$	248,000
SITE ALLOWANCE:	\$	200,000
RENOVATION:	\$	3,960,250

**VARIABLES:**

OPTION BX REDUCED	\$	503,376
ADDITION:		
2,560 sf		
\$197/sf		
UTILITY RELOCATION:	\$	-
ADDITIONAL PARKING AREAS:	\$	41,510
11,860 sf @ \$3.50		
ADDITIONAL PAVED PLAY AREA:	\$	-
CANOPY:	\$	41,400

**TOTAL: \$ 4,994,536**