



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Superintendent's Office
Meeting Date: **Thursday, November 19, 2009**
Meeting Time: **5:30 pm**

MEETING # 77

- 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, November 19, 2009 at 5:35 p.m. at the office of the Superintendent's conference room.
- B. ROLL CALL:** Present were, Catherine Cheney, Karen Weston, Doris Grady, Mark Geuther, and Ray Bardwell by conference call. Also present were John O'Connor, Superintendent; Laurie Verville, Business Administrator; Malcolm Forsman, Principal-HSS; Michael Bliss, Clerk of the Works; Tim Knowles, Unicco; John Urdi, Dennis Mires The Architects; and Mr. Garon Garon, IT Specialist-Dennis Mires Architects. Carolyn Mebert arrived at 5:45 p.m. and Keith McBey arrived at 5:55 p.m.

Woodman Park Elementary School

- C. CIP Financial Report – Woodman Park Elementary School Project:** Ms. Verville stated she is finishing paperwork to the DOE for sign off. She read into record the remaining balance as of 11/19/09 is \$59,190.29. Mark Geuther moved, Doris Grady seconded approval of the CIP financial report. An oral **VOTE PASSED: 6/0**
- D. Acknowledgements:**
- a. A memo from Unicco Manager, Tim Knowles, dated 11/5/09, on Boiler Room & Drainage Improvements: Tim Knowles said the project was broken into two phases. The first phase was to work outside and the second phase was the work on the inside. Phase 1 work was completed on October 28th and included digging around the foundation installing piping and backfilling with stone and sand. Piping was installed across the parking lot and the lot has been paved. The final grading and seeding near the generator and dumpster area are scheduled for spring. Phase 2 will begin on December 28, 2009. It was originally scheduled to start November 16, but Mr. Boodey rescheduled to the Christmas break due to noise issues.
- Ms. Weston asked Ms. Verville what the percentage left was; Ms. Verville stated because of a math error \$15,000.00 remains for payment. Mr. Bardwell asked if there was enough money left to complete the inside work. Mr. Knowles assured them there was. Mr. Bardwell asked if they should hold back money for the grading and seeding that's not going to happen until the spring; Mr. Knowles said if that is what the committee wants, they can hold back \$1,000.00 for seeding and grading. Ray Bardwell moved, Karen Weston seconded approval to add the memo into record. An oral **VOTE PASSED: 6/0**
- b. Email from Raymond Bardwell, dated 11/8/09, relative to Boiler Room & Drainage progress payment to Horne Construction, Inc.: Ray Bardwell moved, Karen Weston seconded to accept the email into record. An oral **VOTE PASSED: 6/0**



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E. Approval of Payments:

- a. Horne Construction Co., Inc. – Boiler Room & Drainage Improvements: Invoice Amount: \$44,872.00: Ms. Verville said the correct balance due is \$15,040. Ms. Cheney said if they hold back \$1,000.00 that would make what’s due \$16,040.00; Ms. Verville said if they hold back \$1,000.00 it would be \$14,040. Mr. Geuther said the spreadsheet didn’t carry over the electrical of \$2,500.00 and when it is brought over the balance due is \$15,040. Carolyn Mebert moved, Karen Weston seconded approval of payment to Horne Construction in the amount of \$44,872.00. A roll call **VOTE PASSED: 6/0**

F. Other Business

- a. Results of price quote from Horne Construction to perform paving and install dumpster pad (Two other competitive quotes to be provided to the Committee at the meeting): Mr. Knowles presented a cover letter with a bit of background for the dumpster site. He said Pinard uses the same pattern several times a week to pick up the dumpster so this area is in poor shape. He received 4 quotes to have the pad removed and install new stabilization fabric, add new gravel, and compact it and pave for support. R & M Paving came in at \$3,120.00; Durell Paving came in at \$3,600.00; RCH Pavement came in at \$3,685.00; and Horne Construction came in at \$3,795. Mr. Knowles recommended R & M Paving. He has worked with them in the past and has had no issues with their work. Mr. Geuther asked if R & M would be able to do it this year. Mr. Knowles said they will. Ray Bardwell moved, Carolyn Mebert seconded to accept the report and have R & M Paving do the work. A roll call **VOTE PASSED: 6/0**

Mr. Geuther asked if Ms. Verville had the opportunity to talk with Mr. Boodey about the sign. Ms. Verville said the PTA/PTO is fundraising because they are looking at a sign similar to at the high school with a cost of around \$18,000. Ms. Mebert asked about the location; Ms. Verville they would like to install the sign on the grassy area between the bus loop off Silver Street and Towle Avenue. She noted it hasn’t been approved by the planning board or gone before the school board.

Horne Street Elementary School

- G. **CIP Financial Report – Horne Street School Project:** Ms. Verville said the latest activity is the obligation to Dennis Mires and to CHPs for \$20,000.00. The most recent figure she received from Mr. McBey was \$1,296,847.00; the current available budget as of 11/19/09 is \$2,321,532.62. She stated for the record when the retired debt in the amount of \$2,242,000.00 is added, the available budget will be \$4,563,532. Ms. Mebert asked for clarification of the design phase of the CHPs program. Ms. Verville said they would like Mr. Urdi to elaborate on “what they are getting” for \$20,000. Mr. Urdi said it’s based on the laundry list they received and any new drawings or specs they will have to do. **Mr. Garon** said he has very detailed notes on the direction to take and he can get a bullet list together with the details. He said he received an email from the plumbing contractor with items they need to bring before the committee. Additionally, Mr. Ed Murdough of the DOE is going to require reports, drawings, and tests, which he has started working on. Mr. Urdi said Mr. Murdough provided a list that night and felt it was within reach. Mr. Garon said maintenance is going to need to look at the list and start working on items they can do and some things are already in the design. Mr. Urdi said he can send Ms. Verville the section the owner (district) is responsible for. He added he has concerns, as example with the toilets. They designed 1.6 but



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they would get more CHPs points if they went with 1.28; however, the cost is around \$500.00 each for the 1.28. Ms. Mebert asked if she heard him correctly that each toilet at 1.28 costs around \$400-\$500 each; Mr. McBey said it is true. Ms. Cheney asked what they were getting for \$20,000.00. Mr. Garon said designs and reports. Mr. Urdi said some designs will have to be redone and for new specifications. Ms. Verville asked if they will provide a cost analysis; Mr. Urdi said Mr. McBey will provide that information. Ms. Weston said she has questions with the waivers and asked if they had a good relationship with Mr. Murdough to get some of these things through. Mr. Garon said he has been working with him right along and, after talking with him the other day, he doesn't think there is as much work to do as they originally thought. Mr. McBey asked if the building envelope requires a waiver. Mr. Garon said all envelopes require a waiver. Mr. McBey said waivers on envelopes can get costly. Mr. Garon said he can't see Mr. Murdough asking to insulate the walls if the payout is over 30 years, but could possibly if it's a 5-10 year payout. Ms. Mebert said she still doesn't understand why it wasn't part of the original plan. Mr. Urdi said they didn't want to expend money beyond what was available and didn't think at the time there would be enough money. Ms. Mebert said during the interviews, they had asked about leads and commissioning. "What's the difference between leads certification and CHPs program?" Mr. Garon said the programs are similar, but CHPs is easier. Mr. McBey said CHPs gives money and leads takes money. Mr. Urdi said when they were first hired, CHPs was not on the table. Mr. Bardwell said one of the reasons why they were hired was because they were environmentally friendly. Mr. Urdi said that's true, they have done things environmentally friendly, but they can't do CHPs until they know what is required to qualify. Mr. Bardwell said they inferred they wanted to be green as possible. Dr. O'Connor added at no time did the committee specifically say they wanted CHPs; they talked about being environmentally friendly. He came back from the Green Conference in Boston and said he thought it would cost 20-30% more and only in the last 3 months has the money become available. He feels what has been asked is reasonable. Mr. Bardwell said he wanted to reiterate this was not something new, but they never presented alternatives or costs. Mr. Geuther said if he's hearing correctly, most of the money is for fees for paperwork and some in design. Ms. Cheney said previous minutes reflect most members wanted to know numbers. She said during the walk-through there was mention of waterless urinals. Mr. Urdi said they are expensive and the filters have to be changed out every so often. Mr. McBey said the system has a gasket and trap and doesn't flush, so there could be some odor. He said to clean; you spray the urinals with a specific product and then wipe out the trap. Sometimes when cleaning, they dump and that takes the grease away from the gasket which then doesn't seal properly and this causes more problems. He said some towns still make you pipe it. Mark Geuther moved, Karen Weston seconded approval of the CIP report. An oral **VOTE PASSED: 6/0**

Ray Bardwell moved to suspend the rules and move item 9 a – Review of Project Scope up to continue the discussion, Doris Grady seconded. A roll call **VOTE PASSED: 6/0**

Review of Project Scope: Ms. Cheney asked Mr. Bardwell to begin with #1 on the handout. Mr. Bardwell said he had not known there was brick and split block and asked about the seams and waterproofing. Mr. Urdi said the material is porous and water will go through the blocks. The joints are vertical porosity for brick and block. Ms. Verville asked what type of block was used; Mr. Garon said it was split block. Ms. Grady asked if it was the same used at the high school; Dr. O'Connor said they were. Mr. Knowles said he's seen this block used at Oyster River and he feels they need to pay attention to how the seams are done. Mr. McBey noted, if the blocks are single, it's not the same as split block and he believes the blocks at the high school are single. Mr. Geuther said they are using split block at the base and asked what they



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were using at the top. Mr. Garon said it was a vinyl product. Mr. Urdi said the windows go up to the eave and PVC runs across the top. Mr. Urdi said they are going to provide a lenth and two courses of blocks. Mr. Geuther said this wasn't introduced throughout the rest of the building and he would like to get price to have it be consistent. Mr. Garon said if they want to look at brick versus split block, they can get a price. Mr. Urdi said they will use the same color brick and blocks. Ms. Mebert said the plan all along was to make it look consistent and wants it to look consistent throughout the building. Exterior Windows - #2: Mr. Bardwell noted for the egress, they need 5.7 sf. He asked why 5.7 sf is required where this is classified a commercial building. Mr. Urdi said currently the classrooms only have one egress. He will check, but 5.7 sf is what's needed for an egress. He said they still need windows for ventilation and light. Mr. Bardwell said with casement windows, sometimes wind gusts, etc. wears the windows out faster. They also have smaller openings. He said he prefers PVC over fiberglass and asked why they weren't using PVC. Mr. Urdi said PVC is not a "friendly product" because they are oil based. H also stated his belief is that double-hung windows aren't great and feels casement windows are just a better window. Mr. Bardwell asked if he could get the egress requirements for double-hung and then the committee can decide. Ms. Mebert said they have double-hung over at WPS and they had to replace all pulleys and feels casement are more user friendly. Mr. Garon said he can bring in samples if they want. Ms. Weston said she had a question on the turning handle. She has Anderson windows at her house and knows they wear out and asked if they are easy to replace. Mr. Urdi said he's not saying they're not a problem, but they can be easily repaired. Ms. Weston asked what he would put in; what would he recommend. Mr. Urdi said he doesn't have problems with casements; he's had them in his house for 40 years. Ms. Mebert said she's not concerned about code, she likes the egress part. Mr. Bardwell said they can kick around types of windows but the RO's still the same and asked how they can expedite. Mr. Urdi said he can ask Pella to bring samples for the committee to look at. Mr. Geuther asked if he felt he couldn't get the egress with double-hung windows. Mr. Urdi said you could, but it's a minimum of 24" high and he's not sure on the width. Mr. Geuther said Mr. Garon had stated you need the size to meet CHPs standard. Ms. Weston said the minimum is 5.7 sf; Mr. Urdi agreed. Mr. Geuther asked if they are prepared as a committee to state that casements are fine. Mr. McBey said this isn't an item to let slide 2 weeks at a time. Mr. Forsman said they want the butterfly gardens to stay, so kids will be in that area. Mr. Geuther asked what the opinion was of windows folding out; Mr. Forsman said he always has concerns. He stated the area is a place where kids will go, but it's always going to be supervised. Mr. Bardwell asked what Mr. McBey's lead time was. Mr. McBey said 3 weeks for submittal and another 6-8 weeks for delivery. Mr. Geuther said he doesn't think they need to look at windows; it comes down to do they want casement or double-hung. Ms. Mebert asked if Mr. Urdi did any elementary schools with casements and if he knew of any accidents or deaths from them. Mr. Urdi said all schools he's done with casement have been elementary and after 3 years if there are no issues, he doesn't know of any accidents or deaths. Ms. Weston asked if the egress is easier with casement or double-hung; Mr. Garon said he would go with casement because he would just break the window and the fire department would too. Ms. Cheney said she likes double-hung. Mr. Urdi said the weight of double-hung if they pull the window back to clean and don't put it in right, the window's not going to work right. Mark Geuther motioned to go with casement windows, Carolyn Mebert seconded. An oral **VOTE FAILED: 3/3** (Cheney, Bardwell and Grady opposed). Ray Bardwell motioned to put in double-hung windows, there was no second. Mr. Garon said they still need airflow and light and would get more with casement. Ms. Verville asked what Mr. Urdi recommends; Mr. Urdi said casement. Ms. Weston asked what the longevity of the two was; Mr. Urdi said it's all the same, just a matter of preference. Mark Geuther motioned to go with casement windows, Carolyn Mebert seconded. An oral **VOTE FAILED: 3/3**



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(Cheney, Bardwell and Grady opposed). Mr. Bardwell motioned to go with double-hung windows, Doris Grady seconded. An oral **VOTE PASSED: 4/2** (Geuther and Mebert opposed). Ms. Verville asked if it was going to cost more to make the change. Mr. Garon said he will not charge for the change. Plumbing in Reno Area - #3: Mr. Bardwell said it was self explanatory. Plumbing-Urinals - #4: Mr. Bardwell asked for cost differentials. Plumbing-Classroom sinks - #5: Ms. Mebert asked if the \$78,000.00 would include the upper cabinets. Mr. McBey said the anticipated process is matching the casework. Mr. Geuther asked what are they are matching in the addition and existing building? Mr. McBey said they are matching the 6' sink, teacher wardrobe, and the cabinets. Mr. Geuther asked about leaving the sink, cabinets, and wardrobes and paint them instead. They kept original metal and the stainless steel sinks are in good shape. Mr. Geuther asked about the cabinets underneath. Mr. Urdi said even if the electro static paint the metal it won't take out the dents, etc. Mr. Garon said if they want to change out, they need to find out what's really needed and make sure everything's the same. Ms. Mebert said she likes the stainless steel sinks; she thinks they're "cunning" and asked if they could be recycled. Mr. Garon said they aren't going too far with reusing, but they could possibly do the cabinets and keep the sinks. Mr. Geuther said he would like to see the cost to replace wardrobes, wall cabinets, and cabinets and reuse the sinks if possible. Mr. Bardwell stated this covered #5 & #7. Re-use of doors - #6: Mr. Bardwell said it was the committees' decision to have a nice looking building. Ms. Cheney said during the walk-through the current doors were solid. Mr. Urdi said currently the plan shows using the existing doors, painting them and putting up tack boards on the doors. If tack boards are going to be put in the classrooms, they should replace the doors. If not, use the doors with tack boards to cover existing holes. Mr. Bardwell asked how the committee feels about the re-use of the doors. Mr. Geuther said his preference would be to replace the doors and put a frame of cork board so not to cover the whole door. Mr. Urdi said if they want new doors, the cheapest way to go is paint grade birch and they are solid doors. Mr. Garon said they made the suggestion of cork on the doors because most of the doors are littered with tack holes. Ms. Grady said if they are going to spend \$7 M she would like to see some rules saying they can't use tape and tacks on the new doors. She went through the other day and thought it looked awful and the classrooms and bathrooms looked like a pig pen. She said she hears they're doing these things to save money, hopefully using good enough materials that they won't have to fix things in 15 years. Mr. Geuther said when they were finalizing things; they were all thinking there wasn't enough money. If they make the building look nice, the occupants of the building are motivated to keep looking nice. If they put in new doors, they are less likely to use tape or tacks on them. Ray Bardwell motioned to up-charge for new doors throughout the building, Karen Weston seconded. An oral **VOTE PASSED: 6/0**

Existing Doors - #8: Just discussed

Plan 501A-Repair damaged panels - #9: Just discussed

Wall Cabinets - #10: Mr. Geuther asked what the materials are for the cabinets. Mr. Garon said it's a high-density plastic laminate over particle board. Mr. Bardwell asked about plywood; Mr. Urdi said if you're able to find someone using plywood, it's expensive. Mr. Geuther said they won't see the particle board with plastic laminate over it. He asked if they want plastic laminate surface or wood. Ms. Mebert said she thought it was laminate at WPS; Mr. Bliss said it, was wood. Mr. McBey said WPS used high grade plywood veneer for the framing on the doors, but paid more money for it. Ms. Cheney asked if the tops would match the rooms; Mr. Urdi said the laminate surface will match the color in the existing building. Mr. Bardwell questioned the longevity of plywood over particle board. Mr. Urdi stated he believes plywood would hold up longer. Ms. Cheney asked if they could get a price on both particle board and plywood. Mr. McBey said he would. Electrical - #11: Mr. Bardwell said they were all set with the



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electrical. Mr. Urdi said they're adding 2 panels and re-feed through to the breaker box. During the walk-through, all breakers were working. If the breakers need to be replaced, it would cost \$3,000 - \$4,000 so the panel is worth keeping. The distribution forward is new and there will be 4 to 6 per room. If more are needed, they can get some. Ms. Mebert said the only issue at WPS was there weren't enough outlets in the computer lab. Ms. Grady said at the last meeting they discussed having Chris Roberge meet with Mr. McBey. Dr. O'Connor asked if they could think about changing out the duplexes for quads. Roof - #12: Mr. Bardwell said he went on the roof and saw several problem areas. Mr. Urdi said he thinks the area that has the greatest issue is part of the roof they will be lifting, and an area he hasn't looked at is over the kitchen where the fans are. Mr. Bardwell said several pages of the report concern issues all over the roof, including several areas where splices have issues. Mr. Urdi said he would go back and check the areas he's talking about, but the seams should be under warranty. Mr. Knowles said there are no warranties for the roof. The seams around the boiler room and over the gym to the administration office are in need of repair. Mr. Bliss said he asked John Murphy who did the roof at WPS look at HSS. He noticed some seams were letting go at the end of the gym to the boiler room, but he didn't have major concerns. Ms. Cheney asked if the architects were responsible for taking care of the roof. Mr. Urdi said if it's still under warranty, no. Ms. Verville asked who they contracted with the roof. Mr. McBey said he hasn't dug too far into it at this point.

Mr. Bardwell said he was confused about the library computer area and asked if they were going to gain any square footage by doing $\frac{3}{4}$ walls. It's already 1,800-2,000 sf for the library, and how would they save room? Mr. Urdi said the library is 2,000 sf and has another 900-1,000 sf that can be used as another room. Mr. Bardwell said he doesn't want to move the library and they need 1,800 contiguous square footage. Mr. Geuther said what they have designed, they don't need to change; the space is adequate for the library and computer room. Mr. McBey said they talked about \$500,000 for the administration area. He spent a day going through bids and came up with a cost of \$398,678.00 with around \$100,000.00 in savings. Ms. Cheney asked if he could clarify where the \$500,000 originated. Mr. McBey said he had the original budget at \$500,000.00 and at one of the meetings Mr. Bardwell had asked for a refresh of the numbers from the bids and on 11/6/09 he came up with the number of construction costs at \$4,533,562 added with the owner's cost of a rough estimate of \$285,800, for a total of \$5,538,962. Ms. Grady asked if wiring for the fire alarm and intercom system were included. Mr. McBey said in the \$5 M. The general scope includes a new fire alarm and he believes it includes dropping a module for the intercom. Mr. Geuther asked if they could review the scope of the ceiling tiles in the hallway and classrooms. Mr. Urdi said acoustical tiles are in all the classrooms, front office, library, foyer, and gym between the rafters and on the upper and lower walls. They will be painted and block filled. A problem may arise with the light fixture depth and the sprinklers may need to remain. Mr. McBey said they discussed possibly redoing mains. Mr. Geuther asked if the ceilings will be slightly lower than they are now and encapsulate the wiring; Mr. Urdi said yes. He added there will be painted walls, vinyl floors, marker boards and tack boards. They'll work in the new addition and revamp the existing structure. Mr. Geuther asked if the tile floor in the gym would remain. Mr. Bliss said there is asbestos and mastic underneath, so the whole floor will need to be redone. Mr. Urdi said they will sheetrock with insulation between the existing rooms. Ms. Mebert asked about the lighting fixtures. Mr. Urdi said its pendant lighting with up-lighting and motion sensors. Mr. Geuther asked if they should talk about the stage at this time. Ms. Grady asked if the stage is taken out, will there be a removable stage included in the cost? Ms. Verville said it is part of the FF & E piece. Ms. Mebert said they've had considerable discussion and the stage hasn't been used for years. Ms.



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Weston said the stage is also not ADA compliant. Mr. Urdi said the stage comes in pre-manufactured pieces and takes up a lot of space. Ms. Grady noted the last vote taken on the stage was 3/3 so it didn’t go anywhere. Ms. Cheney asked if the retractable stage could be built into the wall. Mr. Urdi said there is not enough space wall to wall. He said there is a stage like an erector set that needs special equipment to move it.

H. Approval of Payments:

- a. Infinite Imaging: Copies for Planning Board: Invoice Amount: \$888.48
- b. Infinite Imaging: Copies for JBC Meeting: Invoice Amount \$12.30
- c. Infinite Imaging: Set of Plans for SAU Office: Invoice Amount: \$160.10
- d. Infinite Imaging: Set of Specs for SAU Office: Invoice Amount: \$42.12: Ms. Verville said the majority of the plans were for the inspectors, planning board, fire dept., etc. Mr. Geuther moved, Carolyn Mebert seconded to approve payment of four invoices to Infinite Imaging.
A roll call **VOTE PASSED: 6/0**
- e. Dennis Mires, P.A.-The Architects: Architectural Services: Invoice Amount: \$9,079.00. Ms. Grady said the invoice still says 4 room addition and asked it be changed to 6-rooms. She also asked if this was payment on top of what they paid the last time. Mr. Urdi noted completion should be at 75%. Mr. Geuther said \$181,575 was for construction documents and the last time they billed, they didn’t bill 100%. Now they are billing 100% because they are now complete. Mr. Bardwell said in reviewing the contract, he feels they didn’t get adequate design. Mr. Bardwell asked if there would be any credit; Mr. Urdi said no. The committee was given 5 different options and ended up with what they currently have. They’ve gone through all rooms, has met design criteria, and presented the scheme. Solar wasn’t part of the budget and they didn’t think anyone felt strongly about it. It wasn’t on his radar screen because of the cost. Mark Geuther moved, Carolyn Mebert seconded payment to Dennis Mires, P.A. A roll call **VOTE PASSED: 4/2** (Grady and Bardwell opposed)

I. Acknowledgements:

- a. Letter from Dr. O’Connor to Ed Murdough, DOE, confirming enrolling project in CHPs Program: Ms. Verville said it was pretty self explanatory; she put the DOE on notice to set aside another 3% if all goes well. This letter just puts the state on notice. Carolyn Mebert moved, Mark Geuther seconded to approve the letter as part of the record. An oral **VOTE PASSED: 6/0**
- b. Email correspondence from Keith McBey dated 11/10/09 addressing construction quality issues: Ms. Verville stated this was just for the record. Karen Weston moved, Mark Geuther seconded to approve the correspondence as part of the record. An oral **VOTE PASSED: 6/0**
- c. Letter from John Urdi dated 11/10/09 in response to Committee’s RFI dated 10/29/09: Mark Geuther moved, Carolyn Mebert seconded to approve the letter as part of the record.
An oral **VOTE PASSED: 6/0**

J. Other Business:

- a. Discussion concerning email dated 10/21/09 from NH DOE Administrator, Edward Murdough, PCBs in window caulking: Ms. Verville stated, because of new regulations on PCB’s in window caulking, Mr. Bliss contacted RPF to do testing to see how to proceed. The cost is \$75.00/hr for a total cost of \$500-\$600 for testing, which is required by federal regulations. Mr. Bliss said RPF will conduct tests on two separate sites for PCB’s. Ms. Mebert asked from where they will take their samples. Mr. Bliss



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said from two areas around the windows in the 1957 area of the building. This is a new standard from the EPA. Mark Geuther motioned to have Ms. Verville proceed to have the caulking tested, Doris Grady seconded. A roll call **VOTE PASSED: 6/0**

- b. Report from RPF Associates dated 10/20/09 for 3-year AHERA Re-inspection: Ms. Verville said this is a report from RPF on their 3-year AHERA inspection for all schools in the district. There are 3 testes areas at HSS, which includes the gym, stage and stage hallway. Ms. Verville asked if the \$9,600.00 included these areas; Mr. Bliss said it did and also includes the adhesive and friable in the gym during Phase 2. Mr. Bliss said the boiler plate is standard; they looked at one area in the gym and library and found only fitting asbestos; however, they might find more when they start to demo. Mark Geuther moved, Carolyn Mebert seconded approval to place the report into the record. An oral **VOTE PASSED: 6/0**
- c. Acknowledgement letter dated 10/22/09 from Dr. Barry, Commissioner of Education: Ms. Cheney said it looks like there will be a loss of over \$3,000.00 a year if they move the kindergarten. Ms. Verville said it is based on \$93.00 square foot for renovation of 2,500 sf. She noted they already gave building aide to build the original kindergarten wing so they will not give any more building aide to relocate the rooms. The cost of 2,500 sf at \$93.00 is \$232,500. The amount on non-qualifying state building aide at 30% or \$69,750. Amortized over 20 years' equals \$3,487.00 per year the district will not receive in building aide. Ms. Grady said they're basically coming up with a \$70,000.00 loss. Ms. Cheney said the kindergarten rooms can't stay where they are currently. Ms. Grady said she thought the number of years was 10. Dr. O'Connor said he thought it was 10 years, but Mr. Murdough told him it was 20 years. Ms. Verville said Mr. McBey and she can work on something. Mr. McBey said it's not bad for updated classrooms. Mark Geuther moved, Carolyn Mebert seconded approval to place the letter into record. An oral **VOTE PASSED: 5/1** (Grady opposed)
- d. Update on Executing Contracts with Bonnette, Page & Stone: Mr. McBey said Ms. Verville was kind enough to forward a letter of intent and he has the deletions and additions for Ms. Verville to give to the attorney. Ms. Verville said Attorney Krans will look over the paperwork and asked Mr. McBey if his attorneys have looked over the paperwork; Mr. McBey said they had not, but they have the letter of intent and are moving forward. Ms. Verville said it is written in a way that the AIA can move forward. Ms. Weston asked if they have the building permit yet; Mr. Urdi said there are a few hold ups. He said the fire department and building inspector wouldn't sign until a third party looks over the paperwork and it's been going back and forth. Mr. Bliss said they are being allowed to move forward. Ms. Grady asked why the parking lot was going in before the construction is finished. Ms. Verville said they need to address the drainage before they can even begin construction. Mr. McBey said he is negotiating with his contractors to get on board with the site work, concrete, and piers. Mr. Urdi said drainage goes to the water shed which is Berry Brook. He said the water is treated before it goes into the brook. Ms. Verville said she's trying to finish up the quote for materials testing of the concrete and steel. Mr. Bliss will be working with Libby Simmons on the bid, which is due December 1st.
- e. Request an "endorsement" from the Dover School Board to support the CHPs Program: Ms. Verville said Mr. Garon and she will work on this and will present a brief report to go to the school board if they proceed with the CHPs program. She would like to give the school board notice so they can incorporate it into their policies and procedures, etc. Ms. Weston said if they are going to present this to the school board, some of the committee members can go and explain the program. Ms. Verville said she will share with the committee before it goes to the school board. Ms. Grady asked if that would be in January; Ms. Verville said she did not know exactly. Mr. Geuther questioned whether



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Office
Meeting Date:	Thursday, November 19, 2009
Meeting Time:	5:30 pm

they lost the ability to lock in costs for Phase 2. Mr. McBey said he doesn't think there will be a problem because he was clear in his bid documents.

Other Business:

K. Schedule next JBC Meeting: The next JBC meeting is scheduled for Thursday, December 10, 2009 at 5:30 p.m. at the Superintendent's office conference room.

L. Adjournment: Carolyn Mebert moved, Mark Geuther seconded to adjourn meeting at 8:15 p.m. An oral **VOTE PASSED: 6/0**

Respectfully submitted,

Catherine Cheney/pb

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