



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting
 Meeting Location: Horne Street School
 Meeting Date: **Tuesday, November 10, 2009**
 Meeting Time: **5:30 pm**

MEETING # 76

- 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 Tuesday, November 10, 2009 at 5:30 p.m. at Horne Street Elementary School.
- B. **ROLL CALL:** Present were, Karen Weston, Doris Grady, Mark Geuther, and Ray Bardwell. Also present were John O’Connor, Superintendent; Laurie Verville, Business Administrator; Malcolm Forsman, Principal-HSS; Michael Bliss, Clerk of the Works; Keith McBey, BPS; Randy Remick, BPS; Tim Burke, BPS Site Supervisor; and John Urdi, Dennis Mires The Architects. Carolyn Mebert arrived at 5:38 p.m. and Catherine Cheney arrived at 5:45 p.m.
- C. **Approval of Meeting Minutes:** Karen Weston motioned to amend the absent wording and state that Karen Weston and Doris Grady arrived at 5:45 p.m. Doris Grady seconded. An oral **VOTE PASSED: 3/1** (Bardwell opposed) **(RECORD NOTE:** Carolyn Mebert arrived at 5:38 p.m.)

Horne Street Elementary School:

- D. **CIP Financial Report – Horne Street School Project:** Ms. Verville read into record that after Clerk of the Works payroll obligations and testing for hazardous abatement and architectural obligations the remaining balance as of 11/10/09 is \$3,638,379.62. Ray Bardwell moved, Carolyn Mebert seconded approval of the CIP financial report. An oral **VOTE PASSED: 5/0**
- E. **Email dated 11/9/09 from Dennis Mires:** Ms. Verville said it should say email from Keith McBey and not Dennis Mires. Ray Bardwell motioned to accept the email, Carolyn Mebert seconded. An oral **VOTE PASSED: 4/0** **(RECORD NOTE:** Catherine Cheney arrived at 5:45 p.m.)
- F. **Response from Dennis Mires (in email format dated 11/6/09) to Building Committee’s 10/27/09 letter:** Ray Bardwell moved, Carolyn Mebert seconded to accept the response into record. Ms. Grady asked about # 2 on the letter certification for ADA and Energy code. she said that has now been sent correct; Mr. Urdi said it has been sent as of today along with a CD of the drawings they requested. Ms. Grady said #3- the reuse or refurbishing of existing items, providing they are acceptable to be reconditioned or re-used is to be considered part of the state aid. She said it is considered but we don’t necessarily have to reuse. Mr. Urdi said everything they do in the building is considered state aid whether refurbishing existing or providing new. Ms. Grady asked if they can do one or the other; Mr. Urdi said they could. Ms. Grady asked that no additional design will be required; Mr. Urdi said if they decide to change the plumbing fixtures from 1.6 to 1.28 there’s no design issues, it’s just a matter of changing the fixtures to another fixture. Ms. Grady went to #5 – The existing 1957 classroom power and data will be upgraded to meet the standards of the new classrooms; Mr. Urdi said that was correct. Ms. Grady said that’s what they wanted done anyways. Mr. Bardwell stated Mr. Urdi isn’t going to change the square footage; he’s just going to take and do the upgrades for lighting and out lifts and that sort of stuff. Mr. Urdi said that was correct, painting, redoing the cabinets, floors, etc. Mr. Bardwell asked if they were going to take and upgrade the outlets for future computer terminals. Mr. Urdi said he believes they are because there was a question about the need for more power and more data. He said Mr. McBey has that figured at



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this point. He doesn't have it shown on the drawing it is figured in. Mr. Bardwell said they are taking care of distribution from the main power box coming out through the existing building; Mr. Urdi said that was correct.

Mr. Urdi said he walked through the criteria they were given at the time they were looking for architects. He said he found that information and looked at other information through other sources that said they were deficient in this or this was a problem that needed to be corrected. One issue was the 1957 wing needed additional outlets or more power or at least power on each wall with data connections. He walked through each of the rooms to make sure they had them and noticed the outlets and data connections were not on the drawings. He called Mr. McBey to make sure it was covered and it is. Ms. Grady asked what he's saying now is that the necessary power or equipment for technology in any classroom is taken care of; Mr. Urdi said that was correct. Mr. Urdi said they are also taking care of any of the short comings that were identified in the RFP they received at the beginning of the job. He said there was a laundry list of issues that the school had and they put all of it as part of the program requirements. Ms. Grady said the last sentence states the staff may want more input for their rooms. She asked if it would be possible to do it the way they did at WPS, where the basic things get done and then staff comes in with wish lists or needs depending on what there is for money. Mr. Geuther said what he thinks Mr. Urdi is referring to is staff specifically having input on outlets and data lines. Mr. Urdi said if a teacher has a special request that doesn't occur in other rooms, they can entertain that. He said that could be a Mr. Forsman question to talk to the people in each of the classrooms. If there's something specific to a teacher that they may not provide, now's the time to look at it. Ms. Grady went on to #7 – Painting a wall in the café and adding new floor tile and ceiling tiles in the 4 classroom wing corridor. She asked where the 4 classroom wing corridor was; Mr. Urdi said it's the last classroom addition done. Ms. Grady said she understands they need certain things done, but it wasn't part of the original CIP. She said the CIP was the old building and an addition. Dr. O'Connor said the CIP was to renovate the whole school. Mr. Urdi said they're trying to make the building look monolithic, they don't want it to be a patch work of 1957, 1962, 1985. The reason she is seeing the flooring being done is because they're doing all new flooring in the existing building and they wanted to carry it through into the 4 classroom wing, which is not a big dollar item. He said another thing they did was add ceiling tiles to the corridor again to tie it all together, other than that they did very little to those room. If there's more they want done to those rooms, they need to know. That goes for the existing kindergarten, cafeteria, and kitchen. Mr. Bardwell asked if he could jump in on #7 the last sentence – the CHPs requirement will be reviewed as part of the entire facility. He said that's been kicked around and he wants to know when do you address it, how does it get brought in, how do they address additional charges that will have to be addressed for the upgrades and where do they get in. He asked if it is beyond their scope as an architect or is it part of the original scope. He asked where they stood on the CHPs stuff; Mr. Urdi said #8 tells them that? He said they had the meeting with Ed Murdough (DOE) to find out how far away they were for CHPs and they're not that far off. He gave their consultants the laundry list of things Ed gave them. They already looked at what was specified and what we would need to do in order to bring it up to the CHPs standard. They gave a fee to do whatever upgrade was necessary, along with what they think it will take to do it. He's not exactly sure how close they are going to come, but that's what he thinks it will take to put all of this together for the CHPs standards. Once this is drawn up or they've got SK's, Mr. McBey's got to look at it and say, "Okay, your \$20,000 plus my \$70,000 is \$90,000 you're going to get \$180,000 for the project, which is a \$90,000 gain. They really aren't going to gain anything now; it's in the long term. As far as solar, there were some comments about solar and they had a meeting with Ed,



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but he thinks the meeting prior to that they discussed having a consultant or someone was going to talk about PV the photo voltaic panels or hot water. That is the only thing they have not pursued. If the committee wants to pursue that type of power, then they have to look at it with whomever they determine they want to talk to. At this point that's the only part that's beyond their scope. Mr. Bardwell said they talked renewable energy, but doesn't think they talked specifically about CHPs program. Mr. Urdi said the reason for not discussing CHPs further was because they were concerned about a budget. To him, that was well beyond what they could afford on the budget and it still may be. He doesn't know where it is and they need to have someone look at that and say whatever percentage you want of power or hot water to your building, is in whatever increment, that's going to increase your cost. Mr. Remick said he thinks commercial payback on PV would be difficult; residentially there are some pretty good programs out there right now, but commercial there aren't a lot of incentives out there. Mr. Urdi said the government is providing 30% payback on whatever you put up there. Mr. Bliss said they've had discussions of PPA, Power Purchase Agreement, which is what Exeter High School was doing to provide 12% of their power needs. Those are the kinds of percentages that give you up to 4 CHPs points at no cost to the school district. Mr. Urdi said he agrees, but the concern is they haven't gotten that far because he thought the question was asked at the last meeting where do you go with the power purchasing. He has no idea who that person is. Mr. McBey said he thought he was a citizen in the area and he was going to come in with a client. Mr. Urdi said there was concern on how they were going to get it without paying 100% for it. Ms. Grady said she doesn't know the number of the state law; they do have state law that affects the 6 members of the JBC. Eric can come in and tell them what's available and then it's up to the JBC to determine whether or not that is the direction they're going to go in. She said she doesn't think that is something they can do tonight and it's also whether or not it's within the amount of money the council has okayed for the CIP. Mr. Urdi said he thinks he understands, but thinks the question now is knowing they have a building and everything in it. If there's a small amount of extra money, will that small amount of money buy them any solar panels? Mr. Urdi said it has to be within that amount and they are trying to get as much for this money as they can. Mr. Geuther thinks the way it was left the last time with their meeting with Ed, is that Eric, who is on the advisory committee for the city on energy; he thought Eric was going to coordinate with Ms. Verville to get someone to come and make a presentation. It's his feeling that there is someone out there that's going to provide this at no cost and they buy the power from those people through an agreement. Ms. Grady said if she recalls what Eric said that night, the plan that he was talking about would be at no cost to them but the cost eventually switches back to the homeowner, taxpayer and the citizens. She asked who the person he said would be responsible to pay that back; maybe he needs to come and explain it better. Mr. Geuther said who they need to explain it is the person that's involved in it. He doesn't know who that person is but Eric does and he was going to bring that person to the table. They talked about two meetings, one with Ed, which they had and the second with this individual that's going to explain how this whole process works and they are missing that piece. Ms. Weston said she thought they had uninvited him to this meeting because it was supposed to be a walk-through and she thinks they had other things to accomplish. If they start going forward, they need a redesign on some of the work that needs to get done before the plumbers get down there. Ms. Verville said maybe she wasn't clear that she was supposed to coordinate a meeting. Mr. Geuther said he thought he was going to get back to her with dates. Mr. Bardwell said he dropped a name and doesn't remember it; Ms. Verville said it was Clay Mitchell. Mr. Remick said it pretty much just piggy-back on your system so it's not like you're undoing anything. You just need to coordinate it with him, if you find a supplier that will put it on your roof. Mr.



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Urdu said the hot water isn't a big issue except the panels mounted all need to be tied into the tanks, pumps and whatever else goes along with it. An oral **VOTE PASSED: 6/0**

Ms. Cheney said she wanted to go back to #5 in the existing rooms for power and data drops are they going to be \$100.00 each; Mr. Urdu said as a rule of thumb, that's about what a receptacle is worth. Ms. Cheney said it could be just a matter of adding a few; Mr. Urdu said that's correct, if someone requests something beyond having one or two on each wall then that may be a cost, but it's a cost within the budget that they have.

Mr. Geuther said stepping back, how are they going to move forward on the heat because it hasn't been resolved yet. Do we want to have a meeting and bring this person in, what do we want to do. Mr. Bardwell said he thinks they should bring him in. Mr. Geuther said he doesn't see any harm in listening to him, but finds it difficult that it's going to be free. Ms. Cheney said they are just saying they want to have this person come and talk to them. Would it be beneficial to prevent further digression on this issue to have him know a little bit about whatever he needs to know and come in and say this is how much it would be and what the payback would be. Based on what information she's getting from the architect and BPS, she wants to make sure they aren't going to hold up any progress so that we can move forward. She gets the feeling that the committee wants to move forward but they need the information to move forward. She asked if the committee wanted to move forward not just having the presentation on solar energy, but on specifically what it would take to do this on this site, how much and what the payback would be. Mr. Bardwell said he would recommend the person talk to BPS and the architect and come in with a presentation. He'll have to know the square footage and everything else he would assume. Mr. Urdu said he doesn't have a problem meeting with the person or even giving them the criteria or the parameters and suggested he should look at the building himself. If he says he can put so many panels up there and cut your power by 20%, there's nothing more he can do. They can give him any help he wants. If he can tell us that he can put so many panels up there and he can help save 15% power, that's fine because there's not much he can add to that. Mr. Bardwell said he doesn't want him to just come in and say anything. Mr. Urdu asked what do they need to do for this building and how much power are they going to save because he has no idea. Ms. Verville said she can pull together the contact information first thing for Thursday morning if that is how they want to proceed. She can get all three parties connected to be able to discuss the project with this gentleman, Clayton Mitchell. Ms. Grady said, "Just enter into your minds that many people tell them that they get something for free and in her long experience she's never gotten anything for free yet." She said the last sentence says, "This will give the project an additional \$180,000.00 and her only comment is don't spend that \$180,000.00 until someone can guarantee it. We don't want to depend on it, if possible they get it it's a windfall and great for them and they can move on. Don't set it in stone until someone puts it in writing. Mr. Urdu said to go one step further; if you receive not a single cent you're still going forward and you're still helping yourself. Ms. Grady said she's not disagreeing with him, she's just saying they don't want to spend what they may not have. Mr. Remick said she makes a good point and for them not to expect the CHPs or that you're going to get any money from the state. Everything they do is going to have costs associated with it and typically you're going to spend all that money that the state's given upfront and you're going to get a long term payback. It's not going to be like they're giving you an extra 3% and you now have cash. They just finished a high performance school and he said typically you spend the 3%, probably a little more. It's a question on what's the community set for them and what do they want to do; whether it's insulation, white rooms, solar or whatever it is that applies; you have a lot of choices that you can make. It's definitely not cash that's handed to you; its money you



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spend in order to get it. Ms. Cheney asked Mr. Bardwell if the motion he made was to just get specifics and not just solar power. Ms. Cheney said they are going to work out the numbers and bring them to us. Ms. Verville said if she's hearing all these messages correctly, they are basically looking for a proposal from this person; Mr. Bardwell said basically yes. Ms. Verville said with the calculations of what the payback is and what all the costs are associated with it. How it's tied into the project, the work that Mr. Urdi is doing with the design work and your construction work. Ms. Verville said they don't have to act on the proposal but they have to lay all the cards out on the table. Mr. Remick said what's happening is different investors are paying for different things, bio mass, solar. There are people out there paying for the systems and they are going to sell you back their source, their electricity, at probably a slightly inflated rate he would guess to pay off the installation. Mr. Bliss said the electricity would be at a slightly less than current rate because from day one you don't pay for the capital investment of installing the system; you get to ownership after a certain period of time. They're making money on the difference on what they are producing the power at and selling it to PSNH. You get a break from day one and you own the system at the end of the period/year. It's happening because of tax incentives at the federal level. It's a way of incentivizing the installation, but don't forget that's only 4 CHPs points. Mr. Geuther stated its two different things, which he said they may need to go down both roads, but the solar is somewhat outside of what the CHPs program is. They have relative assurance they can meet the CHPs criteria and it's going to cost some money but they will also get some money so if they break even the long term benefit for the CHPs program is worth it. He said he thinks they need to pursue that and get moving and then also pursue the solar and get the bonus points, if they decide to do it. Ms. Cheney asked if the motion was clear. Ray Bardwell motioned to get a proposal from Clayton Mitchell to work with the architect and BPS, to present a proposal on the solar value of this building, Carolyn Mebert seconded. Mr. Bardwell said if they wait and then come back for another meeting and so forth, now you're out another 3 weeks to a month; it just keeps pushing that window out further and further. If he comes in with all the information now, they'll know what the costs are and everything else. Mr. Geuther said what she's saying are you don't intend to pay for that proposal; Mr. Bardwell said no they don't. An oral **VOTE PASSED: 6/0**

Mr. Geuther said the next thing is a motion to pursue the CHPs program and that they are going to commit to possibly spending \$20,000 in design fees plus whatever it's going to cost us to get there. Ms. Weston questioned paying \$20,000 up front before they know if they're going to do anything. Mr. Urdi said they would have to go through the process of redoing the drawings in order to know what the cost to implement it would be; without it he's not sure how they would price it out. Mr. Geuther said he has a comfort level that the CHPs program is within reach and that's his opinion. Ms. Weston said they have no way of even coming to that conclusion. Mr. Geuther said it's based on the meeting with Ed and based on the discussions they've had. Dennis Mires, the architect, said at a couple of meetings, they're confident they can meet all those points. Ms. Cheney said she has a little problem because she was led to believe that the architect was working all the time with the design provisions in mind. Mr. Urdi said not with CHPs. Mr. Geuther said they were analyzing to see if they were close to give some sort of recommendation, especially with an existing building, whether obtaining the number of points were within reach and they have determined they are within reach. To get specific on what it's going to cost to get the additional 3% from the state, the documents are needed so the sub-contractors can price it. Ms. Weston asked how close they were; Mr. Urdi said the estimate they have is with all the items that are on the laundry list and ED doesn't have a problem with it. They still have to review the items that are in question or may be gray and there are others they're not going to touch until they find a waiver. There are some items they can't do



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anything with like they can't re-insulate some of the existing building. There is going to be some give and take and Ed said he's willing to look at it. There are no guarantees at this point, but they have to go through a fair amount of work to get him to either agree or disagree with what they have for the CHPs proposal. Mr. Bardwell said he thought that when they went into this contract that one of the things was to keep track of the CHPs and where they were and so on; Mr. Urdi said CHPs came by as a later issue. Ms. Weston said she specifically remembers him saying that you were compiling up numbers; Mr. Urdi said they did, they tallied up numbers. What they did was look in the book and just wrote down all the schedules and knew they were fine here and here; this one's a question, this one we can't meet. Mr. Mires showed them the list of things the night of the meeting. We're fine with the issues they know they already meet, but they have to do research into the things that are gray and may have to alter some; such as, do they want to go from 1.6 tanks to 1.28, that's a question. You get more points for 1.28 than you would for 1.6, whether it's worth the amount of water you spend or the cost of the fixtures, he said yes. There are other parts of it they aren't going to use because there are certain insulation factors they aren't going to meet in some of the building. They have the laundry list and are looking at all of it and saying these are things they know need to get done and these are the things they don't know and have to look into further

Ms. Grady said she's having trouble committing to another \$20,000.00; they've already committed to \$500,000.00 on this building already and haven't gone any farther. Now they're talking about CHPs and energy. She wants to know if they're going to start fixing the building and if they are going to take care of the plumbing and wiring and get the existing building up to par. Mr. Geuther said he's confused as to the \$500,000.00 they've committed to; he doesn't understand. Ms. Grady said they've expended under obligations to this point \$500,000. Mr. Geuther said its part of the project and not over and above and is all included in that budget spreadsheet. Ms. Grady asked Ms. Verville if that was correct; Ms. Verville said it was. Mr. Geuther said it isn't above the \$6.2 M it's part of the \$6.2 M. Mr. McBey said if you look at his figures and see the soft cost item of \$720,000.00 that is part of that number. Ms. Cheney said there seemed to be some confusion over whether the JBC would do the energy and have the authority to do the things that were in there. Mr. Urdi said they looked through the list of all the items that were in the CHPs book and went through them line by line and said there's no problem, they've met it. There's the insulation they know they can't meet it and Ed was right there and he said you can get away with some of this. How much and how far they can go and how many waivers he doesn't have a clue; it's up to him to tell them that's enough you can't do any more. That's the list that he gave the committee. The cost is going to come in for his mechanical engineer to say if you want to get this I have to take this much time to redesign and then they put it back out there as a different design. He stated he understands the \$20,000.00, but what you're really buying through this is something they might like; they're buying a guideline. They can say they're shooting for this level of building and it gives you a guideline. It doesn't say you have to do this, this and this, there are many different things for the JBC to consider and talk about; it's not a process where you start out and you're guaranteed. There are a lot of subjective messes that you get extra points for this and that but it still comes down to if you buy into the guideline and you're going to follow that process through and the JBC is making those decisions. It involves the design and building and it really involves building management and things like that so there are some decisions through the process. The idea being if you don't get the 3%, you're still getting your building. But if you've been presented what is needed under the guideline, you've made good decisions on the way. Mr. Bardwell asked if the idea was high performance; Mr. McBey said it was. Mr. Urdi said their fee to bring this up to the CHPs standard is going to be roughly \$20,000. If Mr. McBey comes in and says that \$20,000.00 item that you have now put out in drawings is



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going to cost us \$90,000.00 to implement, that's \$110,000. If you get \$180,000.00 you're in luck. If Mr. Remick's right and you get \$180,000.00, in the long run you're still going to make out. Mr. Bardwell said they have to do the most efficient thing they can do now. Ms. Weston said they keep talking about the same thing over and over and over again. They need to get the proposal out and find out what they say and have the person come back and talk to them. Mr. Bliss said commissioning was one of the extra charges, this is just their sub cost; Mr. Urdi said it has nothing to do with the commission. Mr. Bliss said this is just the design work; Mr. Urdi said right. Ray Bardwell motioned to authorize the architect to go forward and not to exceed \$20,000.00 to get them closer to the CHPs requirements that they can muster out of them, Carolyn Mebert seconded. A roll call **VOTE PASSED: 5/1** (Grady opposed)

- G. Response from Bonnette, Page & Stone dated 11/6/09 to Building Committees 10/27/09 letter:** Karen Weston motioned to accept the response from BPS, Carolyn Mebert seconded. Ms. Grady said question #1- "The scope beyond that shown on the drawings can easily purchase these items if we wish to expand something; she asked if they were going to get that in writing. Mr. McBey said his attempt at that are the sheets attached that says Additional Scope of Items to Consider. He said this was nothing fancy, but as he was doing his take of noting differences between finishes and items at WPS and HSS. These aren't quality issues; these are scope options that he suggested they may want to expand on based on what he did at WPS. First one unfortunately is the NH High Performance School Program TBD. Asbestos abatement for the soffit in the gym believes that's under Mr. Bliss. Ms. Verville said that's already been obligated. Mr. Bliss said this is new and additional; Ms. Verville said the soffit. Mr. Bliss said the soffit abatement in the gym isn't part of any scope, this is exterior soffits. Mr. McBey said these are additional scope items for consideration. Mr. Bliss said this shows up on the AHERA report on the outside of the building because they had some additional soffits removed when the new addition went on, that was done but the rest of the building has it on the outside. Mr. McBey said to clarify, he does have this because he can't take it off due to it being asbestos. Mr. Bardwell asked if they have any ball park costs on it and has Mr. Bliss talked with RPF or anyone else. Mr. Bliss said its minor items on the outside; they unscrew the item and drop it in a plastic bag versus crawling in the tunnel. He believes it should be under \$10,000. Mr. McBey said for the window sills, Mr. Urdi is carrying a dry wall return sill, maybe that's fine. In the past they have done the oak sills which are nice but it's a little more money. That's a JBC decision on how they feel about if stuff is going to be put on the window sills you should probably protect it. If it's a case where nothing is being placed on the sills, go ahead and save the money and use dry wall. New case work you'll see during the tour the existing metal case work and wood that may need to be buffed out and repainted; if you wanted to rip them out and put new case work in that's the \$64,800. Mr. Bardwell asked what it's going to look like when it's finished; is it going to look like new or refurbished; Mr. Urdi said it's going to look refurbished it's not going to look like new and he believes that some are beyond repair. Mr. McBey said the electrostatic it's a nice paint system but it's not going to look brand new. Mr. Geuther asked if that replaces all the tops as well; Mr. McBey said everything is all together. Mr. Geuther asked if it included the shelves and cabinets or is it just the sinks and cabinets. Mr. McBey said it is for nearly 6' base wall and counter and teachers wardrobe size storage; Mr. Geuther said then there's a shelving unit in those rooms too; Mr. McBey said new shelving units are in the GMP. Mr. Urdi questions whether all those casings can be refurbished; not for quality but whether they can be because a lot of them are very rusty. Mr. McBey continued with staff mailboxes; he told Mr. Forsman that he wasn't sure exactly how they did the mail, but typically there's a little casework for the staff mailboxes. Doors between classrooms currently they have a refurbish with the doors. It looks like sometime in the recent past the hardware was replaced, so there's



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some legitimacy to bring it up to date. Mr. Urdi asked on the \$15,400.00 is that replacing the doors or the hardware; Mr. McBey said its doors and hardware in the base bid. Mr. Urdi said right now in the contract it has the doors being painted with a tack board on each side; Mr. McBey said correct. Mr. McBey said keep in mind if they like the tack idea, there's no reason you can't do both. Mr. Urdi said he can't see spending \$15,000 even on a paint grade birch door just to cover the thing up. Mr. Geuther said he thinks one of the reasons they tack and tape everything to the doors is because the ability to tack or tape in the classroom isn't possible. Mr. Urdi said if you give them another surface to hang things on they are going to add to it by adding more tack boards.

Mr. McBey told Ms. Verville he got her email; technically what that was is as of April 2010 they're going to need to be sure that the demo people are certified when they're hammering. It's still the same way if it's lead paint and it's not flaking and it's in good shape, repainting it still counts as an encapsulation; so they're able to do all the same things they've done in the past dealing with paint and doesn't feel they're going to see a cost issue there. He said the gymnasium equipment is just what it says, basketball hoops, padding and things of that nature. Toilet fixtures in rooms 128 & 129 are the gang toilets, probably appropriate to put in some partition units. New sinks and faucets in classrooms that's a number they confirmed, in fact faucets and bubblers are in the base bid. Next item is the biggest fluff and doesn't believe they have a \$70,000.00 item hanging out there. As they walk around, they will see that many of the sprinkler mains are on the outside walls and his question is can they adjust the ceilings to accommodate the main and tip the heads down and make it work. In most cases he thinks it can be done, but it needs to be confirmed. Mr. McBey said he did the worst case to get to the \$70,000.00 and that would be if they would have to rip it out. Mr. McBey said they'll be able to make it work if the base bid holds. He's worried about if they get to some rooms where the situation is the ceiling can't budge for whatever reason then their messing with the main. Ms. Verville asked when he would know something like that. Mr. McBey said they can go and survey, but they would have to jump in the classrooms and figure out where it is and then chase around the various ceilings. As they get started they'll measure it out and see where they stand. Mr. Geuther said the assumption is that all the areas can be modified. Mr. McBey said modified branch lines and if the mains are able to be worked around. Mr. McBey said the issue is they haven't signed any contract yet and you can't get that kind of survey until you get someone on board. Dr. O'Connor and Mr. Urdi said they are leaving to go to the planning board for 7:00 p.m. Mr. McBey said he doesn't know CIP laws, but they don't have to make any of these decisions tonight. Ms. Grady asked if this figure was added into the \$5.5 M; Mr. McBey said it was. Ms. Grady suggested he contact Chris Roberge, technology person for the district, to go through the building and give recommendations. Mr. McBey said he thinks that's what they need and he has a placeholder. Mr. McBey said at the last meeting he should have just come in and stated they were under budget, he is sometimes a little too honest with them. Mr. Bardwell said they don't have the last guaranteed bond issued retired yet and he's fighting with that in his mind if the council says they're only going to give them \$1.3 M and that's it. Mr. Bardwell said he's jumping ahead but in Mr. Bliss's report he's saying they get the job done in a year long timeframe with prior work being done in existing building while the new construction proceeds on the addition. That's crossed out of Phase 2 and not out of Phase 1. Mr. McBey said when they sign attachment A; all they are authorizing is a portion of the general conditions, site work and the addition, that's it. Anything in the existing building is off limits until you get your money. Ms. Grady said another thing that might make the money a little more sure is the council already belted them for \$350,00.00 in an underhanded way because they taxed the tax revenue coming in and they added \$500,000.00 to their side of the budget and



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Horne Street School
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took away \$350,000.00 from the district. Anyway, their going to be retiring \$2.2 M; Mr. Geuther said they already answered that and what sticks in his mind are they don't know. They're retiring the \$2.2 M, why couldn't the council say they need that \$2.2 M for street improvements so therefore you're not going to get it. Mr. Geuther said that could happen correct; Ms. Verville said anything can happen. Mr. McBey said let's follow that logic, what does it mean; Mr. Bardwell said they can't come into the building basically. Mr. McBey said that is what signing amendment 1 means. Mr. Geuther said that Dr. O'Connor stated many months ago that the point of this project is to renovate the building; the addition is just a means to get there. Ms. Weston said it's possible that they could do a straw vote but they don't have anything until December 3rd workshop, they have joint with the school board and city council. She thought of it herself when reviewing the CIP because she saw the HSS money there but then they had the email going around saying it was inappropriate. She can't believe that any old or new council members would do that. Ms. Grady said it was presented originally as a media center with renovation and they weren't separated one from the other. The point is you can never get in here anyway until we do the 6 rooms, so if they have this money to start to build the 6 rooms and if they are told they can't do it that way, they have no place to put kids and that's an issue. Mr. Geuther said he agrees with everything she's saying; they're just discussing alternate scenarios. Ms. Mebert said it was November 14, 2008 when the ad-hoc committee decided to hire Dennis Mires. They've been discussing this for a year. You heard that the council is unlikely to deny them the money and feels discussing the retired debt is prudent. The council knows they are doing this and they've been at this for a year. We're talking about state matching funds; we're talking about plans that have been in place for awhile. Ms. Mebert said they're talking about numbers that are showing them in very good shape and should move ahead at this point in time and they're shooting themselves in the foot one more time. Ms. Weston said she agrees with Ms. Mebert and can't believe it's taking this long. If they have an addendum stating they are doing the outside first and it is part of the whole renovation, you need "A" before you do "B", you have to take one step before you take another. Ultimately worst case scenario is if the new council wants to say no you aren't going to get that money, at least they'll have the additional rooms to put the kids into and for the next time something comes along. Worst case scenario is they have to wait another year to finish the project, but they need the addition no matter what. Ms. Grady said they are going to need the 6 classrooms no matter what; Ms. Mebert asked if they could move forward instead of repeating themselves. Ms. Grady said she's been trying to move forward for the last 6 meetings. Ms. Cheney said what she doesn't want to happen is leave this meeting and have anyone's mind think of something else that they tell Mr. McBey he can't move forward. This is where they're supposed to address stuff tonight in public and subsequent meetings not from emails coming from anyone concerned with any one member. Ms. Mebert asked Mr. McBey what the addendum 1 item is 6 rooms and what; Mr. McBey said it was adjusted down to cover just the mobilization and construction of the 6 classroom addition and site work. Ms. Weston asked if it was site work for the entire project; Mr. McBey said that was correct. Ms. Cheney said what the committee is doing is trying to come up with a motion to go ahead and sign the addendum is that correct; Ms. Verville said that was correct because there was never a formal vote. Mr. McBey said this is what they did at WPS with a contract for the general contract for construction manager that establishes relationships it does not clarify GMP. The amendment 1 gets specific about how drawings are done and costs this much. The amendment versus the relationship is how much, when, where and according to when. Mr. Bardwell asked what they were doing to fix the drainage in the courtyard; Mr. McBey said the court yard drainage is being corrected with tile and stone. Ray Bardwell motioned to authorize the business administrator to enter into a contract with Bonnette, Page & Stone for the project at



DOVER SCHOOL DISTRICT

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HSS to be known as Phase 1 subject to review by the city attorney, Carolyn Mebert seconded. A roll call **VOTE PASSED: 6/0**

H. Acknowledgements:

- a. Technical Review Committee notes of 10/29/09 meeting: Ray Bardwell moved to accept the report and let the tech and contractor review the issues, Carolyn Mebert seconded. An oral **VOTE PASSED: 6/0**

Ms. Cheney stated they will move on to the site walk. Mr. Bardwell stated there are 2 items that need to be addressed at WPS, the pavement and paving in front of the dumpsters if they're going to get it done this year.

I. **Other Business:** There were no other items discussed.

Other Business:

J. **Schedule next JBC Meeting:** The next JBC meeting is scheduled for Thursday, November 19, 2009 at 5:30 p.m. the Superintendent's office conference room.

K. **Adjournment:** Ms. Cheney adjourned the meeting at 7:30 p.m. and moved to the site walk. An oral **VOTE PASSED: 6/0**

Respectfully submitted,

Catherine Cheney/pb

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