



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting – Horne Street School
Meeting Location:	Horne Street School - Library
Meeting Date:	Tuesday, February 9, 2010
Meeting Time:	5:30 pm

MEETING # 82A

- A. CALL TO ORDER:** A meeting of the Horne Street School Addition & Renovations Joint Building Committee was called to order on Tuesday, January 9, 2010 at 5:31 p.m. at the Horne Street School in the staff room.
- B. ROLL CALL:** Present were Karen Weston, Robert Carrier, Doris Grady, Carolyn Mebert, Mark Geuther, and Ray Bardwell (by teleconference). Also present were Laurie Verville, Business Administrator; Malcolm Forsman, Principal-HSS; Michael Bliss, Clerk of the Works; John Urdi, Dennis Mires P.A.; Rob Garand, Project Manager-Dennis Mires, P.A.; and Keith McBey, BPS. Catherine Cheney, City Council and Tim Burke, BPS arrived at 5:43 p.m. Absent was John O’Connor, Superintendent

Horne Street Elementary School

- C. Public Comments:** There were no comments.
- D. Approval of Meeting Minutes from January 21, 2010:** Mark Geuther moved, Ray Bardwell seconded approval of meeting minutes from January 21, 2010. An oral **VOTE PASSED: 6/0**
- E. CIP Financial Report – Horne Street School Project:** Ms. Verville read into record that as of the last meeting there was an encumbrance to RPF Associates for writing the specifications on the window caulking in the amount of \$600.00 leaving a total of \$1,237,269.51 obligated. The budget availability as of February 9, 2010 is \$4,545,491.71; this does not take into consideration the AIA Document G701-2009 that is on tonight’s agenda. Ms. Verville stated the second page shows the requisitions done to date, amount paid and retainage held to date. Mr. Bardwell asked if it included the CIP monies voted on back in January; Ms. Verville said it does. She said she rounded down the amount to \$2,242,000.00 because she wasn’t sure how the bond would be issued; she hasn’t seen the actual document yet. This amount is reflected at the top of the CIP report; Mr. Bardwell said he sees it. Carolyn Mebert moved, Doris Grady seconded approval of the CIP Financial Report. An oral **VOTE PASSED: 6/0**
- F. Progress Report – Dennis Mires, The Architects:**
 - a. Status of CHPs: Mr. Garand said they are moving forward; there are a lot of construction items that have to be done before they can move on. Mr. Urdi said everything that needs to be done to this point has been. Ms. Weston asked what the numbers were for the CHPs program; Ms. Verville said at the last meeting Mr. McBey estimated \$76,017.00 for related upgrades. Mr. McBey said it doesn’t include the design costs. Mr. Garand said over the next several months they will continue to gather data. Mr. Bardwell said he had a question on the library square footage; how would it affect the CHPs points if they decreased the size of the library. Mr. Garand said he doesn’t believe it would affect any CHPs points but it would affect other items. CHPs pertains to the square footage of the whole building and not specific sections. Ms. Weston stated they acknowledged the libraries minimum square footage requirement for the State at the last meeting.
 - b. Alternate Designs of Gym Area: Mr. Geuther acknowledged the cream color sheet in their packet, the email and plan Ms. Verville handed out and the larger scale plan are all the same. Mr. Bardwell asked what the final cost was; Mr. McBey said a rough estimate is \$33,600. Mr. Urdi said that represents keeping half the stage, keeping the same size OT office and gym teacher’s office. He spoke with his fire prevention engineer and he said they can close off a portion of the stage for storage but one area will have to remain open. The front of the stage is the same; there will be storage in back along with a mezzanine for storage. A lift will need to be



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installed and will be placed near where you go through the door to the stage. All walls will have metal studs with gypsum board walls or they can look at an abusive type sheet rock for a little more money. They haven't done anything with lighting or power for that area. Ms. Weston asked if anyone's looked at the dry rot under the stage. (RECORD NOTE: Catherine Cheney and Tim Burke arrived at 5:43 p.m.) Mr. McBey said Mr. Burke could answer that. Mr. Burke said he hasn't gone under the stage at this point to see what, if any, the problems are. Mr. Urdi said if they find any dry rot, they could sister the existing joints, but doesn't think it would be a big item. Mr. Carrier said what he is saying is if the stage remains, they would cut off the back section, head off, use metal studs to the top and put in a ceiling. Mr. Urdi said he didn't count on putting in a ceiling, just going up to the deck. Mr. Carrier said the stage area has to be sprinklered below; Mr. Urdi said it is in the price.

Ray Bardwell motioned to approve the stage design presented and to move forward on other areas; Robert Carrier seconded.

Mr. Bardwell asked if it was almost equal to what they have; Mr. Urdi said it was close. Mr. Geuther said he has a question; they were told the existing stage wasn't large enough to utilize and now they're making it half the size for \$33,000.00 and asked why. Ms. Mebert said she's not sure why the stage is staying where it hasn't been used in years. Mr. Forsman said his first year there they used the stage once. Mr. Geuther confirmed with Mr. Forsman that the 4th grade band can't fit on stage now; Mr. Forsman said the band doesn't fit and neither does chorus. Mr. Bardwell said he thought the stage wasn't being used because it is used as storage; Mr. Forsman said there is some truth to that. Mr. Bardwell said this current plan is adequate for both uses. Ms. Mebert asked Mr. Bardwell if what he was saying is he wants half a stage. Mr. Bardwell said he did. Ms. Grady said years ago the school was grades 1-8 and they were always using the stage and 8th graders is larger than 4th graders. They have a small opportunity to retrofit the stage, this is a good compromise for storage and having a stage. She stated she didn't understand why 4th graders can't fit on the stage. Mr. Forsman said the 8th grade class size back then could have been 20-30 kids and maybe 10-15 kids were in band or chorus. This year he has 78 fourth graders and 70 kids are in band or chorus. Ms. Weston asked if he's tried terracing them. Mr. Forsman said he has risers for chorus. Mr. Forsman said if they purchase staging they will need storage space; currently the risers for chorus are being stored under the stage. Ms. Mebert asked where chorus and ban were when they're performing. Mr. Forsman said chorus is on the left wall and band is on the right side wall with an open space between them. He said when they had a talent show they only used the front of the stage; even the dancers only used the front half. Ms. Mebert said they've spent a huge amount of time on this and would like to move on. Ms. Verville said the email said the estimated cost is \$33,600.00 and asked what portion do they own on the C.O. Mr. McBey said of the \$33,600.00 he's giving back some of the stage demolition and the double doors and hardware they were going to replace. However, there is also new monies for more doors, cut & patch work for the lift, more paint, and a frame for the mezzanine. They have to make a cut for the lift like they did at WPS and the lift costs \$14,000. It's important to note that if they leave the stage as it is, they still need to put in an ADA compliant Lift and sprinkler under the stage for \$20,000. Mr. Carrier said the stage could be used for graduations and award ceremonies with the use a podium. They have an existing stage they can retrofit and if they don't do anything they'll have to go out and purchase bleachers and find storage space, plus the man hours of setting them up; he feels they're not really saving any money. Doris Grady moved the question; Robert Carrier seconded. Ms. Weston said Mr. Bardwell's motion was to move forward. Mr. Geuther commented that the final price isn't going to be \$33,600.00 because they don't know if there's dry rot, they need to update the electrical and lighting, and there could be other items that come up that aren't included in this price.



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Robert Carrier motioned for a friendly amendment to the original motion to accept the concept of the drawing until the architect can come up with more accurate drawings for pricing before moving forward; Doris Grady seconded. An oral **VOTE PASSED: 5/1** (Mebert opposed)

Mr. Urdi said with the plan, he needs to see what electrical outlets are in the area. Mr. Forsman said there's minimal stage lighting and he would like to see about accoutrements like replacing the stage curtains. Mr. Urdi said he didn't move on the stage curtains. Ms. Grady said the OT and gym offices will need electrical outlets. Mr. Carrier said he recommends Mr. Forsman speak with the music teachers and staff on what they may need in that area and get together with the architect with the needs.

G. Progress Report – Bonnette, Page & Stone:

- a. Gymnasium Floor Options
 - i. Option #1 – Wood Flooring \$74,924.00:
 - ii. Option #2 – Sheet Vinyl Flooring \$53,938.00
 - iii. Option #3 – Polyurethane Flooring \$23,610.00

Mr. McBey said he took John's suggestions and worked through the options for flooring. Option 1 is the wood flooring. They would need to remove the concrete, patch and flash the concrete slab, put in a vapor barrier and prep the lower floor. There would be a credit for VCT in the base bid. The wood flooring is \$13.00 sf for 4,180 sf of gym for a total cost of \$74,924. Option 2 is the sheet vinyl; they wouldn't have to tear up the concrete but would need to flash, patch and prep the floor. There is still the credit for VCT and the cost of the vinyl is also \$13.00 sf for a total cost of \$53,938. Option 3 is the polyurethane flooring, which they may want to talk about the numbers. The numbers are a little skewed because they have the option of lying this directly over the current floor and not abating the mastic. The urethane is \$7.50 so for a total of \$23,610.00, which includes a credit if they don't do the abatement.

Mr. Urdi pulled out the samples of the wood floor and said the manufacturer is Horner and one system counts on a rubber pad and being bolted down. The system is 1" plywood and 3/4" hardwood. His concern is they have to remove 2" of concrete to the 1" depressed slab. They have to provide a threshold at the door of 1/2" probably 5/8" but isn't sure they will allow for any more than that and 2 7/16" is as low as they can go. If they go with the bolted floor it's a tad smaller than the flooring with the cushion tabs. Mr. Bardwell asked if the manufacturer could get it tapered at the door to make up the 5/8"; Mr. Urdi said that's hard to do with the depressed slab to the threshold. They would have to grind/sand to get it down and said they may not warranty it. Mr. Carrier said there will be 4 x 8 plywood, primary concrete moisture barrier and the bumpers are set to the correct distance apart by code; how is the plywood attached. Mr. Urdi said its tongue & groove and bolted. Mr. Carrier said he has done many floors himself and has had to take a transit to make level and he has an issue with the high and low spots. Mr. Urdi said once everything is down then the hardwood is sanded and that will make it more level. Ms. Grady asked if this was similar to what was done at GES and if Ms. Verville remembered what the cost was. Ms. Verville said it was similar but GES was a bigger area and they didn't have the concrete to deal with because it was new construction. She believes it was around \$50,000.00 at that time, which was around 3 years ago. Mr. Carrier asked about marking the floors. Ms. Verville said they marked the floor for volleyball courts, basketball courts, they put everything in at GES where it was new construction and they knew it would be used. Ms. Weston asked if they can put a wood floor in. Mr. Urdi said they can, but no manufacturer will make allowances for the threshold, they can't do it. He said he has 1 1/2" to work with and the only way to do it is put in flat and grind it down. Ms. Weston asked if the plywood bottom has to be 1" thick; Mr. Urdi said he would say it has to



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be because those are the manufacturer’s requirements. Mr. Bliss said the 1957 plywood flooring that was removed was also 1” thick. Mr. Bardwell asked if Mr. Urdi would check with the manufacturer to see if there is a way to solve the problem. Mr. Urdi said most companies won’t cater to cut to specific areas. However, he will ask the rep to see if they can grind down towards the door, but this is only one system. The second one is the sheet vinyl that is 6 mm thick and is rubber based. It comes in sheets 6’ wide and they weld the joints. The only issue with this product is where it comes in sheets, it will expand and contract and they have found that the seams will start to tear or pull apart. PVC is fine until it needs to be maintained and it splits. Option 3 also comes in various thicknesses from 14 mm rubber down to 4 mm -2 mm. The product gets glued to the floor with an epoxy and then is coated twice with a urethane monolithic which is a good cushion. The rep recommended for their use 7” + 2”, which they can go up if they want, but this would give them 30% bounce/cushion. Mr. Urdi said where it is a fairly new product in the states he doesn’t have a history but knows it’s been used in Europe for 30 years. Ms. Grady asked if there was any way samples could be left so Peter Wotton, Gary Bannon and they gym personnel could look at the products and get their opinions. Mr. Urdi said he could leave one sample of each product. In speaking with the Robbins rep, he was told the product was made in Belgium except for Robbins brand which is made in the U.S. but they are all the same product. Mr. Bardwell said his concern is if it’s slippery; Mr. Urdi said the surface is flat and not highly polished and is used for tennis courts, basketball courts, volleyball courts, track, etc. Mr. Bardwell said he’s more concerned with the sheet vinyl and is impressed with what he’s heard on the polyurethane-option 3. Ms. Mebert said it’s the same company that makes the products; Mr. Geuther said he thinks it’s distributed by the same people. Mr. Carrier said his concern is if there’s a major cost for maintaining the system. Mr. Bardwell said if Mr. Urdi could investigate on the longevity of option 3 and tapering the wood floor; he believes they would be close to finalizing the floor. He doesn’t like option 2 for the possibility of it tearing and causing injuries. He would like option 3 as his first choice and option 1 as his second. Ms. Weston asked if they checked with a lot of companies on the flooring. Mr. Urdi said he did for the wood floors only. Ms. Grady said there’s a big difference of looking at the floor, walking on it and teaching on it. She would like to get opinions from those who work on it every day. Mr. Carrier said Mr. Bardwell hasn’t seen the profiles but the wood floor options are 2 ¼” – 2 ¾” and they have to reduce by the doorway, put fill in and put reducer down, they wouldn’t be able to sand down enough. Sanding the wood floor at a later date could become an issue too. Mr. Carrier said his concern with the monolithic pore is how do they prep the floor and put a new finish down when it needs to be done because it’s not going to last forever. Mr. Geuther asked if Mr. Urdi could check with the rep on how it would hold up to chair traffic. Mr. Urdi said they may need a thicker product, but the rep suggested this thickness because he only mentioned the use for basketball, volleyball, gym classes; he didn’t know about the use of chairs in the gym but said he would check with the rep.

Ray Bardwell motioned to have Mr. Urdi investigate option 1 & 3; Robert Carrier seconded.

Mr. Geuther said they want further information on option 1 & 3, but what if they can’t make the transition on option 1 and chairs are a no-no on option 3 that brings them back to option 2. Mr. Carrier said he’s seen option 2 and the huge machines used to seal the seams. The problem is the material does expand and contract and can break. They started using it in hospitals to keep the bacteria down but are finding the seams let go or break and bacteria gets in. Mr. Urdi said PVC is far better than what is there. An oral **VOTE PASSED: 6/0**

b. Discussion on AIA Document G701-200:

- i. Change order dated 1/26/10 for remaining renovation work: \$3,719,717.00:

Ms. Verville said this represents the figures proposed by Mr. McBey at the last meeting and she has 3 cut sheets and the plans and asked Mr. Urdi if he’s seen it yet. Mr. Urdi said he doesn’t believe he’s seen it yet. Ms. Mebert suggested holding off until Dennis Mires, P.A. has looked at the paperwork. Mr. McBey said this is all CHPs



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items and are all issues talked about at the last meeting with some approved and some not approved. He would like to get this settled because time is getting tight and he would like to be able to get started on the items he can at this time. Mr. Garand said this is the CHPs drawings, scope revisions and change proposals. Mr. McBey said the total of the AIA is \$3,719,717.00 for a total of \$5,016,564.00 for the entire project. Mr. Urdi said if this is the case for the AIA, he doesn't have a problem with it. Mr. McBey said the entire compilation of approvals and scope revisions are included. Ms. Weston asked about the camera work for going down the pipes. Mr. McBey said he spoke with his mechanical person and he's going to scope the pipe. What if they scope and have to replace the pipe is that included. Mr. McBey said it's not included it would have to be a change order if pipes have to be replaced. Mr. McBey said he's not concerned that anything has to be done. Typically they do this if the building has had problems with back-ups every week, then he would be concerned, but HSS hasn't had any issues and he's guessing the pipes are in good shape. Mr. Urdi said it's rare that anyone even does this. Ms. Weston said they've never pre-scoped a building sewer before, even a new school if there's a problem. They've never scoped in anticipation of a problem. Mr. McBey said he never has, unless on a new construction they get a call and say there's a problem because something has been dropped down the line accidentally. Mr. Burke said the pipes are standard 8'-10' in diameter and what he's seen it's good looking pipe. Ms. Weston said she's had 2 personal experiences with cast iron pipes that disintegrated both at a house and a business that's only 40 years old and she has concerns. Mr. McBey said if he rounded it out and it's a real issue it could cost \$100,000 if there is a problem. Regardless of contingency, he's not really authorized, but the pipes are going to get scoped and if there's a major issue, they wouldn't not do the renovations if they had to fix any pipes; correct. There was no reply. Ms. Mebert said they hired BPS because they've done schools before; Mr. McBey said he's done hundreds. Ms. Mebert asked if he's done any schools older than HSS or WPS; Mr. McBey said he has. Ms. Mebert said they talked about a lot and need to rely on these guys and their experiences. They now know they want this done; they will scope the pipes and tell them of any issues they find. Mr. Bardwell said it's in the specs to scope the main; they're going to do that so move forward.

Carolyn Mebert motioned to sign the Change Order #1 and to move forward; Mark Geuther seconded. Mr. Bardwell said he would like to defer to Mr. McBey and the previous scope and all items were approved. Mr. Geuther said they were, Mr. Bardwell had to leave the meeting before the vote took place. Ms. Verville said she believes all was clarified in the email sent last Friday by Mr. Garand. Mr. Bardwell said he didn't see the roof items being approved. Mr. Geuther said the motion was to take January 1st scope increase with scheme 1 and it was approved. Mr. Bardwell asked if all change proposals were included; Mr. Geuther said it was. Mr. Bardwell said if it was the vote of the majority then he was fine. Mr. Geuther said on 1/21 document of renovation and \$3,236,315.00 that included everything above correct; Mr. McBey said no. He said \$3,236,315 was the bid number from October. The attached budget was received in October and that's the budget they had back then. Ms. Verville asked about the \$17,330.00 for pier extensions. Mr. McBey said he didn't include the pier extensions in this document but had it on the 1/21/10 budget for full disclosure. He's still in negotiation with the contractor because he's not sure if this is justified. Ms. Verville said the number on the AIA document is subject to verification of pier extensions. Ms. Verville asked about the four place holder numbers. Mr. McBey said they are allowances for now. Ms. Geuther asked Ms. Verville if she is comfortable with the change orders. Ms. Verville said she's gone over the numbers and some of the numbers on the worksheet have already been approved; she's fine with it. Mr. Geuther said he wanted to clarify that the \$17,330.00 for pier extensions are not included in the CO at this time and items K, L, M & N on the January 21st scope increase are allowances only and may go up or down. Ray Bardwell moved the question; Mark Geuther seconded. A roll call **VOTE PASSED: 6/0**



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H. Progress Report – Michael Bliss, Clerk of the Works: Mr. Bliss said the steel deck is up and they’re getting ready for the roof. They had a meeting with the abatement contractors for the windows and they found some glue dots behind boards that are hot and will be included in the scope of work. They will be working with Mr. Burke by doing 5 classrooms at the same time. They found additional windows that weren’t included and have included them in the bid as an alternate. He has the bid due by the end of next week. Ms. Weston asked about the split A/C unit in the hub room. Mr. Bliss said it’s not currently in the proposals. Mr. Urdi said depending on what happens, they already have HVAC there, they could possibly run another vent over to the hub room; Mr. McBey said he didn’t believe they could do that. Ms. Weston said they need a price on the hub. She then asked what the new electrical outlets in metal raceways were; Mr. Bliss said that’s already in the allowance and showed her the raceway on the wall in the staff room and said they would be just like that. Ms. Weston asked about the doors in they gym going to the lobby and asked if they were going to stay or did they recommend replacing them. Mr. Urdi said he had concerns because they weren’t wide or very high and the doors are also on pivot hinges so if they are going to replace the doors they will also need to replace the frames. Ms. Weston asked what he recommended; Mr. Urdi said if they are redoing the entry way he would like to see new doors for presentation. Ms. Weston asked about the lowering of the ceilings in the classrooms to cover sprinklers. Mr. Garand said they just need to look into it more. Mr. Bliss said the sprinklers were added in 2005 and they talked about the potential of having a lower ceiling to cover the system. Mr. Garand said new ceilings were going in all classrooms except the 1998 wing; Mr. Urdi said that was correct. He said they looked at the option to lower and doesn’t believe it’s a cost item.

Ms. Weston said Mr. Carrier and her discussed possibly having a workshop to go over the plans and make sure everyone is ok with the footprints. She would like to have time to look at and get the plans finalized especially with any changes; example is the library. She would like to look at these items as a group instead of long discussions during these meetings. Mr. Geuther asked if she was putting the construction manager on hold until after this meeting. Ms. Weston said no; they already discussed that they could make some changes and she would like everyone to go over them. Ms. Verville said she thought this had already been done. Ms. Mebert said they went with the first design and thought they could change walls if they needed to. Ms. Verville said if they did a workshop they wouldn’t be able to vote. Ms. Mebert said she wasn’t interested. She said they need to bump out the administrative area and already agreed if they have the money to do it they would. She doesn’t see the need to tinker with the plan. Mr. Carrier said the workshop would be for the JBC to sit as a group and discuss any concerns, anything they need to talk about without the architect or construction manager. He wants to make sure they are headed in the right direction without taking up their time. Ms. Weston asked Mr. Bardwell if he would be in favor of a workshop; Mr. Bardwell said he would be. Mr. Geuther said they’re not going to eliminate the C.O.’s. Ms. Grady asked if this was to hash out things with the 6 people. Mr. Geuther said he heard two things; team building and he heard Ms. Weston say she wanted to review the floor plan and make changes. Ms. Grady asked if this would do any harm; Mr. Carrier said there are a lot of times different committees meet to make sure they’re heading in the right direction and are able to have these discussion in private. Ms. Verville said if they are going to discuss personnel then they have to have an executive session. (RECORD NOTE: Ray Bardwell left the meeting at 7:20 p.m.) Mr. Geuther said his feeling is there is an elephants in the room that needs to get cleared up. He also said he didn’t have a problem with a workshop but if they are sitting down to go over the plan and start moving walls to meet their needs, etc. he’s not for the meeting.

I. Approval of Payments:

- a. Dennis Mires, P.A.-The Architects: Invoice #12 for Addition: Invoice Amount: \$13,350.50: Mr. Urdi stated these are progress payments and will be billing approximately the same amount monthly during the course of



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the project. Mr. Geuther asked if he was going to amend the contract to reflect the 7.5% of the GMP; Mr. Urdi said he would. Ms. Grady asked if this was all part of the original price; Mr. Geuther said they need to bring the fee to 7.5% of the total cost of the project and as it stand there are no extras included. They also need to change the amount to reflect the cost difference in the project. Ms. Weston asked how much money was remaining; Mr. Garand said he believes it's around \$92,000.00 without any adjustments. Mr. Geuther said the vast majority of the work is done and his work will decrease as Mr. McBey's increases. Mark Geuther moved, Carolyn Mebert seconded approval of payment to Dennis Mires, P.A. in the amount of \$13,350.50. A roll call **VOTE PASSED: 3/2** (Weston and Grady opposed)

- b. Dennis Mires, P.A.-The Architects: Invoice #13 for CHPs Design Fees: Invoice Amount: \$3,000.00: Ms. Grady asked if this came out of the \$20,000.00; Mr. Urdi said it did. Mark Geuther moved, Carolyn Mebert seconded approval of payment to Dennis Mires, P.A. in the amount of \$3,000.00. A roll call **VOTE PASSED: 5/0**
- c. Bonnette, Page & Stone, Req. #3 for \$93,109.00 (\$4,592.40 retained); net due \$88,516.60: Mr. Geuther asked if Mr. Mires has seen the req.; Ms. Verville said he has and they have the originals with their sign-off. Mark Geuther moved, Carolyn Mebert seconded approval of payment to BPS for \$93,109.00 (\$4,592.40 retained); net due \$88,516.60. A roll call **VOTE PASSED: 5/0**

J. Other Business: Mr. Geuther said he had a question to be investigated; he asked if the existing classrooms not being touched were going to have electrical updated. Mr. Urdi said in speaking with Mr. Forsman, they are looking to upgrade the electrical, lighting, smart boards, etc. to bring those classrooms up to date. Mr. Geuther asked about the current kindergarten rooms; Mr. Urdi said nothing will be done in there. Ms. Grady said she's recalling the presentation Dr. O'Connor gave with the kindergarten rooms and the sand boxes. She said if they don't use the 2 kindergarten rooms and move them to the new kindergarten space, can they do this by State code as long as it's the same space/size; Ms. Verville said yes. Ms. Grady said they are loosing 2 classrooms by moving the kindergarten rooms to the new addition. Ms. Verville said they aren't loosing any rooms, just swapping them. Ms. Grady said the original design had music and art so they had 6 rooms to deal with, but because they have to lot 2 rooms to 1,000 sf there's a split that makes it 4 rooms and not 6 rooms. Mr. Geuther said they aren't physically splitting the rooms; it's still going to be the same square footage. Ms. Verville said she thought those rooms were going to be reading rooms. Ms. Grady said they are loosing \$3,500.00 a year in funding over 10 years for a total of \$35,000.00 to move the kindergarten rooms and asked the other members if they had a problem with it. Everyone said they were ok with it because they were told about it back in October. Ms. Verville said it was presented in writing to them back in October with loses they would incur. Mr. Geuther said it was part of the presentation given by Dr. O'Connor.

Mr. Geuther said they've looked at the gym as a gym and auditorium and asked if the capacity of the gym is going to be a factor. Mr. Urdi said he was told to use 7 sf per person and the gym is 4,500 sf for approximately 642 person capacity. Mr. Forsman said his concern is he spoke with the fire department and they came back with a number of 534 maximum capacity. He said even if they take out the stage it wouldn't help increase the capacity size. He said his other concern was the egresses but he was told they were fine. Mr. Urdi said he had a fight with them on the number because he had under 300 people at 15 sf per person. Anything over 300 you have to have voice evacuation and that has been taken care of. Mr. Geuther said he only brought it up to see if there was anything they could do to increase the size for a minimal amount.

Ms. Weston said Mr. Carrier and her discussed possibly having a workshop to go over the plans and make sure everyone is ok with the footprints. She would like to have time to look at and get the plans finalized especially



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with any changes; example is the library. She would like to look at these items as a group instead of long discussions during these meetings. Mr. Geuther asked if she was putting the construction manager on hold until after this meeting. Ms. Weston said no; they already discussed that they could make some changes and she would like everyone to go over them. Ms. Verville said she thought this had already been done. Ms. Mebert said they went with the first design and thought they could change walls if they needed to. Ms. Verville said if they did a workshop they wouldn't be able to vote. Ms. Mebert said she wasn't interested. She said they need to bump out the administrative area and already agreed if they have the money to do it they would. She doesn't see the need to tinker with the plan. Mr. Carrier said the workshop would be for the JBC to sit as a group and discuss any concerns, anything they need to talk about without the architect or construction manager. He wants to make sure they are headed in the right direction without taking up their time. Ms. Weston asked Mr. Bardwell if he would be in favor of a workshop; Mr. Bardwell said he would be. Mr. Geuther said they're not going to eliminate the CO's. Ms. Grady asked if this was to hash out things with the 6 people. Mr. Geuther said he heard two things; team building and he heard Ms. Weston say she wanted to review the floor plan and make changes. Ms. Grady asked if this would do any harm; Mr. Carrier said there are a lot of times different committees meet to make sure they're heading in the right direction and are able to have these discussion in private. Ms. Verville said if they are going to discuss personnel then they have to have an executive session. (RECORD NOTE: Ray Bardwell left the meeting at 7:20 p.m.) Mr. Geuther said his feeling is there is an elephants in the room that needs to get cleared up. He also said he didn't have a problem with a workshop but if they are sitting down to go over the plan and start moving walls to meet their needs, etc. he's not for the meeting.

A non-public meeting is scheduled for Monday, February 15, 2010 starting at 5:30 p.m. for one hour at Horne Street School in the staff room. An oral **VOTE PASSED: 3/2** (Mebert & Geuther opposed)

Other Business:

K. Schedule next JBC Meeting: The next JBC meeting is scheduled for Thursday, February 18, 2010 at 5:30 p.m. at the Superintendent's conference room.

L. Adjournment: Carolyn Mebert moved, Robert Carrier seconded to adjourn the meeting at 7:40 p.m. An oral **VOTE PASSED: 5/0**

Respectfully submitted,

Karen Weston/pb

Karen Weston, Joint Building Committee Chair
Joint Building Committee
KW/pb