

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – **Horne Street School**
Meeting Location: Horne Street School – Staff Room
Meeting Date: **Thursday, April 1, 2010**
Meeting Time: **5:30 pm**

MEETING # 87A

- A. CALL TO ORDER:** A meeting of the Horne Street School Addition & Renovations Joint Building Committee was called to order on Thursday, April 1, 2010 at 5:30 p.m. at Horne Street School in the staff room.
- B. ROLL CALL:** Present were Karen Weston, Robert Carrier, Doris Grady, Mark Geuther, Carolyn Mebert and Ray Bardwell. Also present were John O'Connor, Superintendent; Laurie Verville, Business Administrator; Michael Bliss, Clerk of the Works; John Urdi, Dennis Mires P.A.; Keith McBey, BPS; Tim Burke, BPS; Dan Golden, BPS; Catherine Cheney, Council member & resident and Richard Onslager, Regional Manager for Robbins Sports Surface and Malcolm Forsman, Principal-HSS.
- C. Public Comments:** There were none.
- D. Approval of Meeting Minutes from March 11, 2010:** Mark Geuther moved, Ray Bardwell seconded to approve the minutes. Mr. Bardwell said there was a minor correction to page 3, 2nd paragraph. He said it should read, "Mr. Urdi asked if it was a combined sewer," – not combines. Ray Bardwell moved, Mark Geuther seconded approval of the March 11, 2010 meeting minutes as amended. An oral **VOTE PASSED: 6/0**

Horne Street Elementary School

- E. Presentation by Robbins Flooring Representative:** Ms. Weston introduced Richard Onslager from Robbins. Mr. Onslager said he spoke with Mark earlier and was told it was K-4 in this building; Mr. Geuther said it was a caveat that it would be opened up to the public too. Padded polyurethanes or any wood system feels and plays somewhat different. Padded polyurethane, because they are very soft, only deflects at the application of force whether you put an elbow or foot down. It doesn't have the trampoline affect you would get with a good areolas tic wood floor that's suspended and have some give. Both are very comfortable and safe for any participant with the caveat being young kids, when you're looking at a fully DIN certified system, they really don't have enough mass/body weight to deflect a wood floor far enough to truly get any benefit out of it. Impact wood takes time/weight to deflect resiliency. If you had a padded polyurethane system and you flipped it over, you'd have up to 3/8" of a soft rubber underlayment before the urethane plate goes off. You could bounce an elbow or knee all day off the system and it wouldn't bother you. But as soon as you impact a wood floor the durometer of the wood is very hard and it takes time and weight to push the floor down in order to get any benefit or any kind of deflection and resiliency out of it. This is something they might want to consider when looking at options. These systems no matter how big or small you are it will give you immediate shock absorption; as soon as you hit it you're protected. Wood systems or areolas tic systems don't work that way. From a longevity/life expectancy perspective, anyone of them could last 50+ years with the caveat being you will probably have to over pour it a few times if you damage it, etc. The urethane may get a little thicker and you'll lose some of the resiliency, but you'll never have to throw it out. Wood floors can last 48-60 years and that depends on the sanding frequency. Typically it's any where from 10-12 years you sand it down to the bare wood and then put in game lines, etc. and refinish. Urethanes today on average the only thing that wears is the dull mat finish, but the plate never wears. In 12-20 years depending on use and abuse, you'll see this plate shine through in some areas and at that point you know it's time to recoat it. Depending on how bad the floor is and if the urethane isn't damage, you'll literally just roll or apply another top coat to it which restores the proper aesthetics and restores the proper slide coefficient and you're good for another 15-20 years. When you're looking at costs, typically it's recommended for wood floors to be screened and recoated every year. In this market it's about 44¢ a square foot to have someone abrade it and put finish down. The area is approximately 5,000 sf at 44¢ you're looking at



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\$2,250.00 roughly a year; times 11 that's \$24,750. Now you're at year twelve and you're sanding to bare wood at a cost of around \$2.00 sf \$10,000. Over the lifetime of the floor you will be doing this 4-5 times for a cost of \$40,000.00-\$50,000.00 on top of the other costs. Initially the cost of the floor is \$50,000.00; you'll probably pay 3-4 times that in maintenance, screening and recoating over the lifetime of the floor. There is a big cost to wood if you follow the MFMA (Maple Floor Manufacturing Assoc) code. Not everyone screens and recoats every year but that does bring back the proper friction or slide coefficient.

On urethanes in the year 15, on average if the plate isn't damaged (gouged, cracked, or overloaded), you would have someone come in and abrade it with a sander, pick out the color you want, put another topcoat on then put any graphics down and you're done. On average the cost is \$3.25 sf for around \$16,250.00. Mr. Urdi asked what the everyday maintenance would be. Mr. Onslager said they could use a neutral ph cleaner and if they buy the product in a drum as long as they had the MSDS sheets they could determine if it's not too caustic. Regular soap and water would also work with a little buffing every 2-3 months. It will take a little buffing with a blue pad to get the stubborn marks off. He recommends twice a year going with a more aggressive pad (green) and use Soft Scrub without bleach. Put the soft scrub and hot water on the spots and it will literally bring it back like a new floor. Some of the longer histories have gone 25 years before they had to do any face lift to the floor. Ms. Mebert asked if it depended on thickness; Mr. Onslager said it depends on use and abuse. He said there is one venue in Holland where the facility is used 24/7 as a community center, day care and everything, and they went 26 years before doing anything with the floor and they only did it because they wanted to change the graphics and color. Ms. Mebert asked if there was any way of messing up the floor using the wrong scrubber; Mr. Onslager said there wasn't; they could use the blue pad everyday if they wanted to and the green pad twice a year. Mr. Bardwell asked how this floor compares with a rubber floor because several of them went to Spinnaker Point and it was awful and poor in-house maintenance. He asked how it compared to what he has for a product today. Mr. Onslager said it looked like an older urethane system and it looked very dirty. Mr. Onslager said they tell facility people to use water hot as humanly possibly and take a mop do an area 20 x 20 with whatever cleaning solution they are using and agitate solution and then go over and do the same to another 20 x 20 area then go back and mop up the first area. He says most just throw luke warm to warm water on the floor and mop it up immediately instead of letting it sit to soak in to get the dirt out. Mr. Bardwell asked how many different systems were out there and did they get a cheap system because after only 4-5 years the lines were coming off and he was amazed that the lines were coming off, the floor was lifting and it smelled like a locker room. Ms. Weston said Spinnaker Point was wear because she could see shiny spots and to her it wore really fast. She asked what it would take to patch an area like the scratch in the picture. Mr. Onslager said they would cut out the area and fill with a FM pour resin, sand and top coat. It would be best to take the repair to the nearest game line so the color picks up again. Mr. Geuther asked if they would take it to slab; Mr. Onslager said they would and the FM is not a pad but similar to shock pad. Ms. Grady asked what the cost of a repair would be; Mr. Onslager said anyone can do the repair and they carry products they can buy off the self. He wouldn't recommend someone in stilettos walking across the floor, but have a walk-off matt to take off any dirt/grit on shoes. Mr. Geuther said they're not just talking about it as a gym but more of a multi-purpose area. Ms. Mebert said Mr. Urdi recommended they go with a 7+2 and asked if he would recommend the same thickness; Mr. Onslager said the difference between the 7 mm and 9 mm pad is 30¢ per sf and he would personally go with the 9 mm. Mr. Forsman asked about the absorption of liquid on the floors; Mr. Onslager said they could flood the floor and have no problems. However, moisture underneath is a different issue. Mr. Onslager said he would have to do an adhesion test but as long as the tiles aren't coming up, he would have no problems going right over it. He stated the warranty is for the product and not tile popping up; the only thing is you might see it but it wouldn't actually be popping through the material. Mr. Bardwell asked if there was a cost if they left the tile down; Mr. Bliss said



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removing the tiles was already in the scope and was built into the cost. If they left the tile down, they would save approximately \$8,000. Mr. Carrier asked about fading and if there were any issues with color; Mr. Onslager said it is UV friendly and color stable. Mr. Carrier said in maintaining the floors, over time they would have a roughness to the top; Mr. Onslager said when they are installed they already have an orange peel affect. Mr. Carrier said with general maintenance there is a wear factor; Mr. Onslager said to the top coat only. Mr. Carrier said this type of floor attracts dirt faster and it's harder to clean; Mr. Onslager said that was true. They introduced the product in the U.S. in 1992 and in Europe in 1965 and the track record in Europe it wears really well. Ms. Weston said when she was in Barrington she saw a lot of tiles coming up through the floor. Mr. Onslager said with a thinner profile it will show more. Mr. Bardwell said they will take up the tiles and buff the concrete if they decide to go this way. Ms. Mebert said Franklin Pierce put in their floor in 1995 and she has been waiting for someone to call her back on how it is holding up. Mr. Onslager said he will see if he can get any information. Ms. Weston asked if he would check with them to see what they use the gym for because she has had a hard time finding someplace that uses the floor as multi-purpose. Ms. Mebert said she has information on New Hampton their floors went down 10 years ago and is used for multi-purpose. The person in charge had nothing but good things to say. Ms. Grady asked what the impact on users' knees and backs were; Mr. Onslager said with the 9 mm system it will give you 35% force reduction or about 35% of someone's body weight is absorbed on impact of the floor. Ms. Grady said the reason she was asking is a young lady she knows said most kids got hurt on this type of surface with injuries to their knee and ankles. Mr. Onslager said there are too many variables to blame it on a certain product. They both have the same slide co efficiency with .052-.052 and are not any more aggressive, abrasive or tacky as a wood floor. Mr. Carrier asked if he came in and patched sections, he would cut out the bad area, scribe and put in FM. Mr. Onslager said they would mix up the FM and stick it in the hole the product is just below the floor give it 4-5 hours sand and top coat. FM is self-leveling. Mr. Geuther asked where the installer was out of; Mr. Onslager said Clariden VT and his name is Matt Donahue. Mr. Carrier asked about compression using a basketball on wood versus urethane. Mr. Onslager said the urethane has a better bounce than a wood floor with it being 98% relevant to concrete and wood's 95% relevant. Ms. Mebert asked how green the product was; Mr. Onslager said it's very green with the urethane and top coat having less than 50 grams per liter, which is below regulation standards. Mr. Geuther asked if he knew how long the installer has worked for the company; Mr. Onslager believes its 15 years. Mr. Bardwell asked about warranties; Mr. Onslager said industrial average is 1 year at no additional cost. He can do a warranty for 1, 5 or 10 years if they want because any major defects will show in the first month. Mr. Carrier said there will be some electrical work that will be completed after the floor goes in and asked if it was ok to have a Genie go over the urethane floor or would the weight ruin the floor. Mr. Onslager said if they call first with the size of the machine, size and type of tires he could let them know if there are any issues. A lot of times planks will be put on the floor to prevent damage. Ms. Weston said she received in an email that black scuff marks are hard to get off and there were signs everywhere they went to say no black sole shoes, street sneakers or tennis shoes allowed. Mr. Onslager said it's not really black soles shoes; it's the cheaper black soles that leave the scuff marks, but it's not a bad idea to have the same rule. On a wood floor you can use a tennis ball at the end of a pole and on urethane you can use a Mr. Clean Magic Eraser, just wet it with water to clean. Mr. Bardwell asked what the difference was between the Holland product and US product; Mr. Onslager said price and color. Ms. Weston asked what the price difference was; Mr. Onslager said for them to be more competitive in the states they had to start manufacturing the product here and there is a \$1.00-\$1.49 trade differential and they don't have to deal with the exchange rate with the Euro. Mr. Geuther asked if there was an advantage to go with the European urethanes; Mr. Onslager said they're time tested and proven even though both urethanes have the same physical properties. Mr. Onslager said everything in the system is 2-part. First mix the urethane to seal then next day do the color scheme and put on the top coat then after that has dried you put on the lines and any graphics using urethane paint. The urethane is a 2-part; A-B solidifies into C and after 30 days they



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don't wear independently of each other. Mr. Geuther asked if they had to wait the 30 days before the floor could be used; Mr. Onslager said they can walk on it the next day but recommends 5 days before doing anything aggressive with activities like basketball or volleyball.

Mr. Onslager said given the restraints of 2", they lowest profile they can do is put down a continuous blanket called Zero G blanket and it's not one directional like carpet padding and is guaranteed to last as long as the system. They could go with 2 layers of 3/8" plywood and cross at 45° angle to make it more stable than one layer of 3/4". They would then put 25/32 maple layer on it. That will be the lowest profile they could do. Mr. Urdi said this is durable where they can bring the lobby up to the threshold and flash with 1/2". Mr. Onslager said they can anchor it which makes it more stable. With seasonal changes he recommended Bio Channel Star with 9/16" Zero G blanket, under layer will have slots/channels to allow movement then the 25/32" maple. They can go down a bit going from 54% to 42/43% shock absorption, which is still a good system. He believes 2" family is overkill for the use. Ms. Weston said in reality the gym could be used for kids up to eighth grade. With a floater floor there could be "dead zones." Ms. Weston asked if he could address floor repairs and how hard it is to change out a piece of wood flooring if necessary. Mr. Onslager said it's not a problem they would route out the area and most installers have a template for 2 1/4" flooring and they would pop it out the bad piece and put in the new piece. Ms. Grady asked if there were any negative drawbacks. Mr. Onslager said his honest truth is he likes playing on hardwood for basketball, etc. but you wouldn't want to use it for functions with food or drink because wood does not do well with liquids. The urethane floor is a little more multi-functional.

Ms. Weston started going over the numbers Mr. Onslager gave them to compare the two and stated Gary Bannon said he figured he only paid \$500.00 for the gym floor at the McConnell Center to be sanded and coated. Dr. O'Connor said he finds it hard to believe because he's not paying for labor costs. Mr. Bardwell said they were told he used his personnel and materials and was told it only cost around \$500. Ms. Verville said part of Unico's contract is to do the gym floors and they did the ones at GES and DHS at no additional cost. Mr. Geuther said the installation for the wood floor is three times greater and doesn't include the cost of removing the layer of concrete and abatement of the vapor barrier. Mr. Urdi said the \$10.00 sf is just an estimate. Ms. Verville said this hasn't gone out to bid yet. Mr. Bardwell suggested having Mr. Carrier meet with the sub committee and put together figures for the members to look at better and report back. Mr. Carrier said he agrees and said it would be worth having Space Design come in. Mr. Bardwell asked when the drop dead date would be to do the floor; Mr. McBey said it has to get done over the summer. Mr. Burke said the sooner they can set it up the better because companies' get busy over the summer. Mr. Geuther said they suggested having a Robbins rep come in because they do both types of flooring and it is his understanding Space Design mainly did wood floors and asked if they really needed more information. Mr. Carrier asked who wrote the specs; Mr. Urdi said he writes the specs depending on the flooring wanted. Mr. Carrier asked if they will be sending Space Design any bid materials; Mr. McBey said he would. Mr. Carrier said he will get together with Mike to get the fine costs and what it will take to put both floors in. Mr. Bardwell asked if the committee has decided to remove the concrete completely and if not that is a decision that needs to be made. Mr. Geuther said if they take all hot materials out they will need to put more concrete in if they go with the urethane. Mr. Bliss said the hot material is the felt under the concrete and is encapsulating the asbestos. Mr. Bardwell asked if Mr. McBey could get numbers to float the new floor; Mr. McBey said he would get him the numbers tomorrow. Ms. Mebert said Mr. Bliss said it's currently encapsulated and is an accepted way. Mr. Geuther said 20 years down the road if they tear down the building to build a new one it will have to be dealt with. Mr. Urdi said they have to keep things flush and if they do less than 1" there could be trouble. Ms. Weston said the inspector said they could only go out 9' to keep ADA compliant. Mr. Geuther said if they do the system like at GES, it wasn't going to give as much



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cushion. Mr. Urdi said they have a rubber point every 2’-3’ but there is also foam, like they use in packing, that’s ¼” and will cover the whole floor and will take the same load. Mr. Carrier said he will get together with the sub committee to discuss further and he’ll talk with Mike on the cost parameters and put on a spread sheet and share with the JBC members. Mr. Urdi suggested also adding estimates for maintenance on the sheet.

F. CIP Financial Report – Horne Street School Project: Ms. Verville said under obligations are the most recent change proposals #12 and #14 for a total of \$9,541.00 that was approved at the last meeting making the total available budget \$801,902.73. Ray Bardwell moved, Robert Carrier seconded to accept the CIP report. An oral **VOTE PASSED: 6/0**

G. Progress Report - Michael Bliss, Clerk of the Works :

- a. Letter of Agreement dated March 8, 2010 from RPF Associates, Inc. for Asbestos Abatement Monitoring: Mr. Bliss said the letter from RPF is for all the abatement monitoring of added items of windows specifically along with the single paned windows and dots behind the chalk boards and this is their attempt to put a range on it. He was first concerned with the bill on the agenda for approval because it seemed higher than it should have been, then realized it included \$900.00 of other items were put on the bill so they should end up on the low end of the estimate. Mr. Bardwell asked if the scope site was all areas and all inclusive. Mr. Bliss said the gym is included in the scope; this is talking about the windows and dots behind the boards. Ms. Verville said the process they went through at WPS was they received manifests of items disposed of and she received a good size file. She asked if the members could take action on this item because it hasn’t been approved to this point. Mr. Bliss said they have an industrial hygienist on retainer and is paid by the hour and this is their estimate for total charges. Mr. Geuther said project wide they are looking at \$25,000.00 for monitoring. Mr. Bliss said they gave a quote of \$12,000.00 for the other work done during the summer and work still to be done this summer. Mr. Bliss said the \$20,000.00 is the high end to cover this work plus the remaining \$5,000.00 for work to be done. Mr. Bardwell said they are looking at the cost of the first estimate plus the \$20,000.00 to cover all the work that needs to be done. Mr. Geuther said the obligations and expenditures to date are approximately \$16,600.00 so they are looking at around \$36,000.00 worst case. Ray Bardwell motioned for approval the proposal with a maximum of \$20,000.00 for monitoring, Mark Geuther seconded. Mr. Geuther said the \$20,000.00 didn’t include the vapor barrier in the gym but includes the mastic in the gym; Mr. Bliss confirmed. They said where they were already going to be there this summer they gave a little discount. He said the classrooms were a little more expensive though the item being removed is very small because someone has to sit in the room and everything has to be sealed off unlike the windows where they only have to seal the windows from the inside and the work can be done from outside. Mr. Bardwell said they still could be looking at additional costs; Mr. Bliss said he saw it as optional on the removal of the concrete. Ray Bardwell moved, Mark Geuther seconded approval to have RPF do the monitoring with a maximum of \$20,000.00 as per letter dated 3/8/10. A roll call **VOTE PASSED: 6/0**
- b. Proposal dated March 10, 2010 from Dec-Tam for Abatement of the Library: Mr. Bliss said he met with Envirovantage and looked at the whole area and got a quote for 1,150 sf. Mr. Mercier from Envirovantage said their company did the abatement several years ago on the 2 rooms with access to the corridor, which dropped the total square footage by 300 sf. Mr. Bliss said he received a quote from Envirovantage for 950 sf for a total of \$3,450. Mr. Bliss said where the square footage had changed he felt obligated to contact Dec-Tam and advise them of this change and they came back with a number of \$750.00 less for a total of approximately \$2,979.00, which is lower than Envirovantage. Mark Geuther moved, Carolyn Mebert seconded to award abatement of the library to Dec-Tam. A roll call **VOTE PASSED: 6/0**



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- c. Other: Mr. Bliss said the last item he had was the request to look into changing the water service to the boiler room. He said the pipes ran from the existing entrance in front under the entry way through the tunnel and below the tunnel and feeding it into the boiler room. They looked at possibly tapping off the fire service line through the court yard and public works, plumbing inspector, and fire inspector are all ok with it. He has a proposal from the engineer and they're ok with it and they have it to do a certain way but Century Mechanic wanted to go another way. The engineers said to send a sketch and they'll talk about it, but he stopped it because he wanted to get approval so they could start the design. The big benefit is not having the line in its current area that is inaccessible. Also there is a lot of structural work to be done right next to where it exits the building. They can delete that line and bring it in where it's already entering on the other side. He brought it up to get the ok from the JBC members for a sketch and approval from the mechanical engineer to be priced out by BPS. Mr. Urdi said this is a great way out of it because you have brand new 6" pipe coming in, tap off that main for domestic coming in and back feed everything and you get rid of everything down in the tunnel. There's a concern because the existing pipe is close to where they need to drive some structural piers down and they don't know exactly where the pipe is until they open it. By doing this it can be disconnected and abandoned and is a better way to go. It will also give easier access. Mr. Geuther asked if there would be additional charges from the mechanical engineer; Mr. Urdi said no. Mark Geuther moved to authorize the mechanical engineers and BPS to design and price the new water entrance, Ray Bardwell seconded. An oral **VOTE PASSED: 6/0**
Mr. Bardwell said #4 on Mr. Bliss's report said the woman from the fire dept wanted to run a strobe light versus gong and asked if this could be done by wire sensor. Mr. Urdi said he believes its part of code but will check and make sure. Mr. Bardwell said he's not saying don't do this, he's just saying to do it electronically.

H. Progress Report – Dennis Mires, The Architects: Mr. Urdi handed out a set of plans and stated it was the latest plan with the revisions agreed upon. The front area that includes the administration area, nurse's office, library, etc. is the layout that was provided and accepted by staff. The windows are high (awning) so they won't be able to look out and will have borrowed lighting. They will also have borrowed lighting between the conference room and nurse's office and nurse's office to main office to bring light to the space. In the gym it was requested to raise the windows and he has brought them up to 8', which is level and matches the band of blocks on the inside and will be part of the Kalwall setup. Mr. Bardwell asked if the windows were shatter proof just in case a basketball hit and broke the window. Mr. Urdi said they weren't but if they want it changed he can make it tempered so if they shatter it will do so in cubes. Mr. Geuther asked if they will want shades for the windows and if so would it fall under the FF & E; Ms. Verville said it would and is usually something that happens at the end of the project. Mr. Urdi continued with the back of the gym stating it shows the changes made, shows the lift, storage area, staircase to storage above, and increased size of the OT and gym offices. He stated he just got the lighting layout and will send that on to Mr. McBey for pricing. He took pictures at WPS and his electrical engineer told him they were using building lights so the cost will not be as much as thought. They will put a string of lights over the stage with a dimmer switch. Continue to the band/office and teacher room and changes made were making it a wall with windows to go with the rest of the building. The behavioral area has been corrected and is the same manner where the windows were single glazed and will now be changed out; where they missed it they will pick it up. Mr. Forsman asked about environmental controls in the HUB room; Mr. Urdi said the library/computer lab will have a thermostat but is not sure about a control and he's not sure about the IT room. There are columns in the wall so they are not able to have access to the hallway so the IT room will be accessible through the library and computer lab only. Guidance will also only have access from the hallway. Where all the F's are, they were able to put a closet at the end of the hallway for extra storage and the ESOL and guidance rooms reflect borrowed lighting. A decision hasn't been made about what they will be doing between the library and computer lab. Mr. Forsman asked about the



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door between the IT room and computer office; Mr. Bliss said he talked to Tinka about it and she said a door would take away wall space. Mr. Bardwell asked if blocking the hallway takes there's no fire access problem; Mr. Urdi said there is a fire egress through the library that accommodates up to 250 people. Mr. Forsman said Tinka Finley asked him to apologize for her because she had a previous engagement for tonight that she couldn't break. She said she would write down her thoughts for the members. Ms. Grady asked if he would see if she could come to the next meeting; Mr. Forsman said he would check with her. Mr. Urdi went over the handicapped bathroom and the stairs to the mezzanine. The next page shows the elevations and started with the administrative area. Mr. Urdi said he apologizes because the original plans showed the windows being high up and awnings but the windows in the admin area are actually double hung windows and the windows higher up are to allow more light in. Ms. Weston said she would like to address the windows in the gym and asked how they would open. Mr. Urdi said they would open vertically so if it rained no water would get in and you'd need a pole to open and close them. Mr. Geuther asked if they could make those windows fixed; Mr. Bardwell said that would be fine if the ventilation in the gym was ok. Mr. Forsman said in the summer it gets very hot but they will have a better ventilation system when it's done. Mr. Urdi said they will have a heat and air exchanger so if it's hot or humid outside it will bring some of that into the gym and will keep the air from becoming stale. Mr. Forsman said with the amount of ventilation the windows might give, there wouldn't be much difference. All members agreed the windows should be changed to fixed windows. Mr. Urdi said he received the shop drawings for the steel but wants to look at them again to make sure the elevation is correct. Ms. Verville asked what they thought the cost was for cooling the Hub room; Mr. McBey said around \$5,000.00-\$6,000.00 for the split for the Hub room only.

Mr. Forsman asked if they could discuss the kindergarten wing and the inner room between the 2 outer rooms. He asked if they could create some type of different opening on the ends; they will be using the middle rooms as instructional and was wondering if there was a way of changing the walls to make space larger. Dr. O'Connor said the reason he's shaking his head is because if they redistrict in 5 or more years, they may need 5 kindergarten rooms versus 4. He's ok with widening the doors if that is needed but doesn't want to see any walls taken out or windows put in. If it becomes a problem with the State 5 years down the road they can deal with it then. Mr. Bardwell and Ms. Weston agreed it should stay as it is designed. Ms. Grady asked if they could go back to the library and asked if they could put a sliding door between the library and computer lab. Mr. Urdi said Ms. Mebert and he were just talking about that and his experience is the door is either left open or closed because they don't want to keep moving it. He also stated it is more expensive and will run approximately \$50.00 sf.

Mr. Geuther said if they enter through the front door and go towards where the men's room is there is a 7.9 circled and said he was talking with John and they were wondering if the double doors could be moved closer to the front doors, more towards guidance and isolate the library and gym. It also wouldn't give access to current kindergarten area and bathrooms can be accessed in the hallway between the gym and café. Mr. Urdi said this would make it more secure and easier. Currently there are no doors and limits public use. Members thought this was a good idea. Mr. Urdi continued by saying they gave the typical electrical layout of classrooms to Mr. McBey to price out for the existing 1957 classrooms. An electrical layout will be done by sketch and he will have Mr. Forsman double check the layout. Mr. Urdi said he had a question on the generator and if they were still looking into it. Ms. Verville said she's still working with the fire department on funding resources. Mr. Geuther asked if it made sense to get the magnitude price anyways. Ray Bardwell motioned for Mr. Urdi to get proposal for the design requirements for a generator and everything associated with it, i.e. switches along with the engineers costs, Robert Carrier seconded.

An oral VOTE PASSED: 6/0

Dr. O'Connor asked if he could include a certain number of outlets in the administration area for the computers. Ms. Verville said she will still touch base with the fire department to let them know they are serious about the generator.



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES


Meeting Type: Regular Meeting – **Horne Street School**
Meeting Location: Horne Street School – Staff Room
Meeting Date: **Thursday, April 1, 2010**
Meeting Time: **5:30 pm**

Mr. Geuther asked about the west elevation and the top of the gym show EIFS and wondered if they could use metal panels as an alternative. Mr. Urdi said he put it in to lighten the load but he can put metal in if they want and flash the same way. Mr. McBey stated their insurance company makes them do a letter if it's used because they don't insure it. Mr. Urdi said he will change it to metal.

I. Progress Report – Bonnette, Page & Stone: Mr. McBey introduced Dan Golden who is helping with the project management. The slab is on grade poured, metal post gradients are going up and once trade is roughed in they'll move to the finishes. The 5 classrooms being renovated are currently being painted; Mr. Burke has removed the entire old tile and prepped the surface for the VCT that will be in on Monday. Ceiling grid is going in and casework will be going in soon. They should be done in 2 weeks and will give the classrooms back to the teachers and move on to the next 5 rooms. Ms. Weston asked about the reversal of the sprinkler system. Mr. McBey said the lightening isn't in yet so they are leaving the ceiling tiles out and over the summer will rework the sprinkler system and drop the heads down then put the ceiling tiles in. Mr. Bardwell asked if the new sewer line to the street was PVC or cast iron. Mr. McBey said it was cast iron. Mr. Bardwell asked if they could change it to PVC; Mr. Bliss said they are ready to connect to the street and will do so during the April break. Mr. McBey said during the April break they will be working on the sewer and foundation out front. Mr. Bardwell asked if they were going to wait until summer to do the pressure washing of the sewer lines; Mr. Bliss said they were because if they blow out a line they would have to close the school until it could be fixed. He said a suggestion was made to do a pressure cleaning, scouring the pipes and there is an option to line the pipes after. Ms. Weston asked if they will put the camera down after the cleaning; Mr. Bliss said they were doing the cleaning because they didn't get a good look at the pipes the first time. He said they had trouble the last few feet of the pipe and it looked like it was a different material. Ms. Weston asked if they will try to get to the manhole in the street; Mr. Bliss said that's the intention. Mr. Geuther said there's been no decision to replace the pipes at this time. Mr. McBey said they've been talking about replacing the pipes and he's talked to the public works person about the liner. Ms. Weston asked if there was a cost savings doing a liner; Mr. McBey said he hasn't done it before so he couldn't say. Mr. Carrier said it's like a sleeve in the pipe and if the pipe failed, why are they putting a sleeve in instead of replacing it. Mr. Geuther said if it was buried it would be easier than excavating the area. Mr. Bliss said Mr. Belanger's expertise is more outside and said there's a newer way to break up piping and lay new pipe without excavating a large area. He was also very high on the PVC liner and said the liner will make the hole smaller but it will be smoother and good for around 50 years. Ms. Weston asked about the issue with the grease trap and the evidence of backup. Mr. Bliss said they have evidence of a backup near the kitchen and was also told that Unicco cleans the traps 4 times a year. Mr. Belanger told him they should be cleaning once a month, which is standard. Mr. McBey stated he didn't have anything else.

J. Approval of Payments:

- a. Invoice #093310.4 dated February 28, 2010 to RPF Associates, Inc. for \$4,973.50: Mark Geuther moved, Carolyn Mebert seconded approval of payment to RPF Associates in the amount of \$4,973.50.
A roll call **VOTE PASSED: 6/0**
- b. Invoice #11445 dated February 28, 2010 to Dec-Tam Corporation for \$7,479.00: Mr. Bardwell asked if they had received any reports from Dec-Tam yet; Mr. Bliss said he hasn't but they will be forthcoming. Doris Grady moved, Carolyn Mebert seconded approval of payment to Dec-Tam in the amount of \$7,479.00. A roll call **VOTE PASSED: 6/0**

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K. Other Business:

- a. Action Items: Ms. Verville said she has an up-to-date list with her this evening with one addition to BPS to move the water line. She will update the list and email it out to everyone. Ms. Weston asked about adding the changes to the gym windows and asked if there would be a difference in price. Mr. Bardwell said it would probably be a wash where they will be changing the windows to tamper resistant. Ms. Weston asked about the IT cooling and if they could get a price. Ms. Verville said it was on a previous sheet but the committee didn't approve it because of the layout of the admin area and library space. Ms. Weston asked where they were on recouping the heat from the boiler room; Mr. Urdi said he had just received the sketch today and looked it over and has more questions so he needs to look at it again and speak with the person.

Ms. Grady said what she was going to say could be put on the next agenda as new business, but the report from Dennis Mires on CHPs, there are a lot of things that Unicco will be able to handle but there has been no official vote they are going with a CHPs building. According to the list they received there are still several things that need to be done/signed by the architect, superintendent and school board that have not been done yet. Mr. Urdi said a lot of the things on that list are already being done; i.e. minutes are being done as the project moves along. Ms. Grady said a narrative needs to be signed by the architect and superintendent and she's just putting it on the table; these are factors they have to do if they move forward. Ms. Verville said she's right on the list and Kathy Baker and she just started working on letters for Dr. O'Connor to sign that will go to the DOE building aid. Ms. Grady said there was a signed resolution that was passed by the school board that covered most of it and there are still items the architect, superintendent, and school board have to do. Mr. Bardwell said he thought this was pretty much decided they were moving forward. Ms. Verville said she can take the content of the letter Dr. O'Connor sent to the DOE and put it into a resolution for the next school board meeting. Ms. Weston said she understands where Ms. Grady is going, so if they haven't gone to the State for certification, they may say forgot to do it or don't have record of it being done. Ms. Weston then asked if Ms. Verville could send members the CHPs scorecard detail to all members; Ms. Verville said she would.

Other Business:

L. Schedule next JBC Meeting: The next JBC meeting is scheduled for Thursday, ~~April 15, 2010~~ **April 22, 2010** at 5:30 p.m. at the Superintendent's Office in the conference room.

M. Adjournment: Carolyn Mebert moved, Robert Carrier seconded to adjourn the meeting at 8:27 p.m.
An oral **VOTE PASSED: 6/0**

Respectfully submitted,

Karen Weston/pb

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