



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – **Horne Street School**
Meeting Location: Horne Street School – Staff Room
Meeting Date: **Thursday, May 20, 2010**
Meeting Time: **5:30 pm**

MEETING # 90A

- A. CALL TO ORDER:** A meeting of the Horne Street School Addition & Renovations Joint Building Committee was called to order on Thursday, May 20, 2010 at 5:34 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; John Urdi, Dennis Mires P.A.; Rob Garand, Dennis Mires, P.A.; Michael Bliss, Clerk of the Works; Keith McBey, BPS; Catherine Cheney, Council member & resident; Linda Smart, Librarian HSS and Marty Coyle, Parent HSS. Malcolm Forsman arrived at 5:47 p.m.
- C. Public Comments:** Mr. Coyle introduced himself and said rarely sees an agenda on the City website and said for it would be nice to see what's going to be discussed. He said he saw the abatement on the agenda which got him thinking about the new law that went into effect April 22, 2010 and how all workers in the building need to be RP certified if the building was built prior to 1978. His question is if the building was built before 1978 and if so, is everyone RP certified? Also, as a requirement as of April 22nd every parent of a student should have received a lead safe packet in the mail with something they sign-off notifying them the building was built before 1978. Parents can either sign or not sign the form, but you will have a record they were made aware of the lead safe practices. Mr. McBey introduced himself and said the building was built before 1978 and the people removing product from the building are all certified. When you get into areas where they are installing new product they do not need to be certified if they are not in contact with material; he will check to make sure that is correct. Mr. Coyle asked if parents were going to receive information on the lead safe awareness. Mr. McBey said RPF would be the best people to speak to and he will talk with Al from RPF to find out more information. Mr. Bardwell said to let them know if they need to take more action. Ms. Verville said they have several other people; Unikko has several certified people and she will reach out to them to double check to make sure the proper certifications are carried out.
- D. Approval of Meeting Minutes from April 22, 2010:** Ray Bardwell moved, Mark Geuther seconded approval of the April 22, 2010 meeting minutes. An oral **VOTE PASSED: 6/0**

Horne Street Elementary School

E. New Business:

- a. Superintendent's discussion on library layout: Dr. O'Connor said very briefly, during one of his absences the layout of the library was discussed and would include a wall separating the computer lab from the library. He was hoping they would reconsider that decision. He would rather see the money for the wall be used towards upgrades in library furniture or other areas they could use the money. Linda Smart is here and she has just come back from a conference that is held by the State on 21st Century Learning. There was a great deal of discussion on the future of media centers and technology centers; the heart of elementary schools. She can speak to the concept they are looking for in the library in terms of an open area that supports technology as part of the technology media center. (RECORD NOTE: Malcolm Forsman arrived at 5:47 p.m.) Ms. Smart said she emailed David Loertscher again who is a professor at San Jose State University where he teaches designs courses on the school library design and implementation of instructional strategies. He emailed her back to call her and she talked to him for over ½ hour and gave her ideas to discuss with them. She came back from the conference to talk to them about the ideas. One of the presentations she went to was a U Tube video on the 21st Century Learner and Vision First Student, which she has set up in the computer lab ready to go if anyone is interested in seeing the 4 minute video. She said a lot of the members have talked with other libraries and some of the concerns she hears from other librarians is their concerns they will become the tech integrators. This is the



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way things are moving and it's not just all about books it's about technology too and that is part of their background. They know how to teach children to use the systems and use them ethically which is not happening in the district. They do what they can in the library but the kids need the hands on with the websites. She can give websites where first graders have made videos and some where first through third are doing book clubs. These are things that can happen when you have the collaboration of the classroom teacher, librarian, and computer technician; Tinka Finley loves to be in on the education; that makes it a partnership. If you have that wall out you have three people that can work with the students at the same time, they are a resource. Curriculum coming out will be on line and the kids have to be prepared. It's not about her or what she wants, it's about the students and the future. It's about taking a risk and leveraging that innovation for grants and they can do some wonderful things. When you have a lab set up that someone else puts the disk in the computer for the students and the program is already running, that's not teaching the kids. This is a move into the future and a risk; could they be wrong she doesn't think so because she has researched it a lot. There are standards out there that she's researched and it's all about flexibility and if something can't move it doesn't belong in the space. Think about a space for professional development for the staff where you can move things aside to set the room up the way you want. What happens when all the children have their own computer or hand-held device; what happens to that lab space because now you have that wall and you have a non-standard classroom; doing this you leave flexibility with the space. There are earphones and respect for learning; sometimes there are classes in the computer lab and library sometimes there is just one class; it's all about respect. She's asking them to give it a chance, she knows they voted on the wall and Tinka knows she's here tonight. She's not doing this behind their back and Tinka and her has done great collaborative work together and can do so with students. Dr. O'Connor said he made a few calls himself. One was to a friend of his who is a professor at UNH in Library Science and his comment when told they were building a computer lab separate from the library is it was old age thinking because technology is part of the library program in today's world and the future. He also called his sister who is a librarian at Villanova and she said the same thing and was surprised they were building a wall where they have the capability to have it open. He's asking the members to reconsider before materials are ordered for the wall.

Ms. Weston asked if there were any comments after watching the video. Mr. Bardwell said they left the decision on putting a wall up for over a month and for the architect to move forward they voted to put a half wall with glass so they can move forward. Where there is half a wall if things change that dramatically in the future the wall can be taken down. He asked if they can modify the wall so they can make certain portions are removable at the lowest cost later on and it can be utilized today to its maximum. Can they come up with a permanent wall for all their electrical and stuff on 6-8' on either end and make the middle so it can be removed at little expense in the future. Ms. Mebert said they should really pay close attention to the people that spoke tonight because they have spoken with experts in the field, people who train people who work with elementary students in library situations and technology. Information we're getting from them is we want a fully integrated space rather than separate space and that is really important to her. Where else do you go for issues on this but to the people who do the work and research of those using the space. Ms. Grady said some kids don't have a computer and they need a place to go to learn the basics. Also did she misunderstand at the last meeting that they voted on a half wall with glass and that the wall could be easily removed. Mr. Garand said they didn't design it as a removable wall, it's a half wall with glass, but it's not removable. Mr. Urdi said they could make it removable but they would loose all that power. The power is being fed down through the wall because you can't come up through the slab; you take the wall out you taken out all your power. Ms. Weston asked what if they didn't have the wall; Mr. Urdi said they would have to run the power through poles. Mr. Carrier said there are many new concepts out there and he respects Dr. O'Connor, Ms. Mebert and Ms. Smart. They're telling them what the future is and he's listening to them. He has no problem with taking a wall out or putting one in; whatever is the



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best method for education he'll support. Mr. Geuther said kids today no matter what age aren't afraid of the computer screen in front of them whether they have one or not; they're not afraid to click on something to see where it takes them. He goes back to the professionals telling them what would bring the school into the future. He feels the technology is coming a lot faster than anyone thinks. Ms. Grady said she would like to spend the money to put in a removable wall. Ms. Weston said she's been a proponent of the wall since the beginning and asked why they can't put in huge sliding glass doors or pocket doors. Mr. Urdi said it requires framing in the roof to support it because they weight approximately 30-40 lbs per foot and the cost is \$50.00-\$60.00 sf. You could be talking about a fair amount of money Mr. Urdi said they are looking at around 300 sf times around \$50.00 sf for \$15,000.00 plus the beam that has to go on the roof. Carolyn Mebert motioned to reconsider this and eliminate the door and wall and move everything back to the pre-wall design; Mark Geuther seconded. Ms. Grady asked why they didn't do this at WPS; Mr. Geuther said that was designed over 5 years ago and a lot has changed in 5 years. Mr. Carrier said nothing is ever etched in stone; he's supporting to take the wall out and if something happens in a few years down the road and if things change and they want to put a wall in they can build a wall. Mr. Bardwell asked about doing it in reverse with the concept the wall will be put in with the knowledge it will be taken out years down the road. Carolyn Mebert called to question. An oral **VOTE FAILED: 3/3** (Weston, Bardwell, & Grady opposed)

- b. Mike Bliss's discussion on soffit abatement in gymnasium (price to be provided at meeting): Mr. Bliss said as they were abating asbestos material from inside the school they saw some Transite soffit materials that needed to be abated. Some has already been removed prior to construction and some have been removed by their efforts. They're down to the last bit of Transite soffit on the building that would be removed with the proposal from Dec-Tam for \$5,200.00, which includes the gymnasium and another small area so they can say they are asbestos free on the outside and inside of the building. The Transite on the outside of the building doesn't get put on an AHERA report, it's just a matter of removing the material from the school, which is in line with the boards thinking on getting rid of all the material. Mr. Bardwell asked if there are any other areas they are aware of in the building. Mr. Bliss said the only other area is the Transite water pipe but where it's completely inaccessible it wouldn't come up as an issue because it's 8' down. Ms. Weston asked if he was looking to award the bid tonight; Mr. Bliss said at least budget the amount because it won't be done until the summer. He said as things have come up they have gone out to bid and Dec-Tam has always won the bid, but lately it's only been Dec-Tam and another company that responds. Ms. Weston asked the question if this should go out to bid. Mr. Bardwell said they could encumber the \$5,200.00 and still go out to bid because they have some time. Mr. Geuther said they are already under contract so they are within their rights to have them do it. Ms. Verville said Mr. Bliss could get in touch with 2 other companies and get competitive quotes; Mr. Bliss said the trouble is they've only been getting one other response other than Dec-Tam. Ray Bardwell moved for Dec-Tam's bid submittal dated May 20, 2010 be awarded for the price of \$5,200.00 as per the scope of work; Doris Grady seconded. Mr. Geuther said he had a question and asked if they needed to add RPF. Mr. Bliss said because it's outside and they are going to be working this summer on all the other areas. They said as people free up they will put them to work on the soffit. He doesn't think there will be any additional cost. A roll call **VOTE PASSED: 6/0**

Ms. Weston asked if there were any questions for Mr. Bliss then said she did. She asked him about the intercom system being addressed. Mr. Bliss said there are some technical concerns on outside lines and how teachers would access handsets inside their rooms. They have a list of locations of actual outside lines to be put in the building and that will be happening through Bayring and are just trying to make sure the vendors resolve the issues they had the meetings on. Ms. Weston said he made reference to 15 phone lines; Mr. Bliss said it's similar to WPS on who needs outside lines like offices and conference rooms. Ms. Weston said second page of



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his report was something from Mr. Forsman asking for double locks on doors for lock downs. Mr. Bliss said he was looking to put in double locks on the doors between the classrooms because the rooms are fully secured from the hallway and this would prevent someone from being able to pass from one classroom to another. Mr. McBey said he will check but he thought it was fit in the door bid and if it isn't, he will put it in his contingency. He said they are called Columbine locks and are around \$3,300. Ms. Verville said she would like to respond about the intercom and said Mr. Bliss, Mr. Garand, Mr. McBey and she are working with Longchamps, Simplex and Bayring and the dialogue has been it can be done within budget. They are getting the cut sheets from Jen at Bayring and their tech has been onsite. Mr. Geuther motioned to approve the Columbine locks that will be taken out of BPS contingency, Carolyn Mebert seconded. An oral **VOTE PASSED: 6/0**

- c. Bike Paths – Points for CHPs: Ms. Weston asked if Mr. Garand had been in contact with Chris Parker; Mr. Garand said the last thing he received was from 5/4 saying what happened at the meeting. He went back to his civil engineer and got more information and will contact Chris Parker. Mr. Garand said this was two-fold because they need bike paths and sidewalks for a ¼ mile radius around the school which is a big thing and he's not sure they want to go that far. He asked if this was something being promoted throughout the City? Ms. Weston said they would like bike paths throughout the City but knows the width of the road is what's critical. Mr. Garand said he will talk with Chris and his structural engineer to find out what needs to be done and at that point get a price and they might not even be able to get to that point because the roads aren't wide enough. If they can do only Horne Street, he could get a waiver to have just the one road. He could write something to the effect that the roads aren't wide enough, but the CHPs point wouldn't be guaranteed. Ms. Weston asked if he could get that to them for the June 3rd meeting.

F. Acknowledgements:

- a. Email from Edward Murdough, NH-DOE regarding forming a District Energy Advisory Committee:
- b. Letter to John Urdi and Robert Garand regarding rebate programs from PSNH:
- c. Email from Allan Mercier with RPF on air testing:
- d. Resolution #7: Establish Horne Street School as a High Performance School Facility:

Mark Geuther motioned to accept all four acknowledgements at one time; Carolyn Mebert seconded. An oral **VOTE PASSED: 6/0**

G. Change Proposals:

- a. Change Proposal #18: Cost of \$19,691.00 for Boiler Room Heat Recovery: Mr. McBey said this is in response to the request of the JBC to see how much it would cost for duct work to either exhaust the heat or use it in the gym. Mr. Garand said the engineers said they could get 10-20% out of the heat from the boiler room. Mr. Garand said the heat would be dumped outside during hot weather. Ms. Grady asked about patching the roof; Mr. McBey said it wouldn't be much because there won't be a lot of intrusion and it won't interrupt the warranty on the existing roof. Mr. Bliss said they went this way because there is no ceiling space to put the duct work. Mark Geuther moved, Carolyn Mebert seconded approval of Change Proposal #18 in the amount of \$19,691. A roll call **VOTE PASSED: 6/0**
- b. Change Proposal #19: Cost of \$15,404.00 for New Domestic Water Entrance: Mr. McBey said during the original tour Mr. Bardwell discussed running the line under slab to the boiler room. Mr. Burke checked with the fire department and the sprinkler company. The idea is to shut down the sprinkler system for one day, drain the lines add a T on top of the riser and off that with the new domestic entrance, then abandon the current water line. Mr. Bardwell asked if they were just going to cap the old Transite in the tunnel. Mr. Bliss said to set and cap it they would have to remove a small section outside the building. Ray Bardwell moved, Carolyn Mebert seconded approval of Change Proposal #19 in the amount of \$15,404. A roll call **VOTE PASSED: 6/0**



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- c. Change Proposal #20: Cost of \$4,350.00 for Stage Lighting: Mr. Garand said they went to WPS and saw what they had for lighting on the stage; which are high intensity lights. Their engineers said the lighting proposed here are more efficient. Ray Bardwell moved, Robert Carrier seconded to approve Change Proposal #20 for \$4,350. A roll call **VOTE PASSED: 6/0**
- d. Change Proposal #21: Cost of \$22,833.00 for Casework & Sinks at Music & Art Rooms: Mr. McBey said this was for the existing kindergarten classrooms. Ms. Grady asked why there were 4 sinks; Mr. Garand said there were 3 for the art room and one in music. Mr. Bardwell asked if there was anything there now and if they were useable; Mr. Garand said there was one sink in each room and are useable. Mr. Garand said the one in what will be the art room is being taken out and replaced with a higher sink for the teacher and 2 lower sinks for the students just like at WPS. Mr. Bliss said they will be putting in better cabinetry. These two rooms had the pipes break. They put the cabinetry back until it could be taken out in the summer. Mr. McBey said it also covers the 2 toilet rooms where the toilets will be cut out, capped and turned into small storage rooms. Mark Geuther moved, Robert Carrier seconded approval of Change Proposal #21 in the amount of \$22,833. A roll call **VOTE PASSED: 4/2** (Bardwell and Grady opposed)
- e. Change Proposal #22: Cost of \$121,344.00 for Perma-Liner at Sanitary Lines: Mr. McBey said the quote was from Century working with Mr. Rooter and that this was a new concept and is not done everywhere. Some of the work isn't done the same in this part of the country, so they would have to cut the T's and do by hand; he could look for other companies and check to see if there is something better. Mr. Geuther said he could get the name of someone that did work at UNH using epoxy and knows they went around 90° but not sure about T's. Mr. Bliss said some work from Century still has to be done. Ms. Weston asked do they spend the money now or wait until they need to. Mr. Bardwell asked about the kitchen issue; Mr. McBey said they still think the part is put in backwards. Mr. Carrier asked if they had the actual footage on what's being lined; Mr. McBey said he thought he had it with him but will get that to them. Carolyn Mebert motioned to table and direct Mike Bliss and Keith McBey to do more investigation; Robert Carrier seconded. An oral **VOTE PASSED: 6/0**

- H. CIP Financial Report – Horne Street School Project:** Ms. Verville stated the budget available prior to last Thursday's meeting was \$832,533.73. Last Thursday they approved \$1,500.00 for the Transite pipe and along with the change approvals tonight the new available balance is \$763,555.73. Ray Bardwell moved, Mark Geuther seconded to accept the CIP report. An oral **VOTE PASSED: 6/0**
- I. Progress Report – Mike Bliss, Clerk of the Works:** Mr. Bliss said the only other item he had to add was Mr. McBey, Mr. Garand and Mr. Forsman are getting together to work on the schedule for summer. Robert Carrier moved, Mark Geuther seconded to accept Mike Bliss's report. An oral **VOTE PASSED: 6/0**
- J. Progress Report – Keith McBey, VP of Bonnette, Page & Stone:** Mr. McBey said in the new 6 room wing the drywall is up and they will begin taping next week. The administration area out front has the piers in and they will begin pouring the foundation tomorrow. The classrooms are currently being painted and he's hoping to turn over the 3 kindergarten rooms next week. They are working on the schedule and man power for summer and it is being color coded for Mr. Forsman to review. He just got the specs for the wood floor and is hoping to get the pricing by next Friday. Mr. Geuther asked if the current super was staying; Mr. McBey said Jans is staying until the end of the project and he's the same super that did the superintendent's office. Mr. McBey said he has a good eye for detail. Carolyn Mebert moved, Robert Carrier seconded to accept Mr. McBey's report. An oral **VOTE PASSED: 6/0**
- K. Progress Report - Dennis Mires, The Architects:** Mr. Garand said he has been getting the information to Mr. McBey about the admin area, but the main thing he has been working on is CHPs. He handed out the latest check list for CHPs showing what's done, date completed, etc. The green squares to the far left are what have been



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completed to date and has been filed on his computer and is ready to go into the final report to the State. He is doing this conservatively if he doesn't have the information he hasn't marked it as completed. There are a couple of things he got from Mr. McBey today that he did not update on this report. The "score" column is the prerequisites and things that need to be done just to be considered as CHPs with another 30 points on top of that. Currently he has 18 of the 39 prerequisites completed or 46% complete and 9 of the 31 points he's proposing completed for 29% complete. The last column shows the estimated time to complete if not already done. The majority are marked 6/30 and he needs another 1 to 1 ½ months to generate an extra report that is not a drawing. The 12/30 date is the end of construction when it's completed because he has to take a photo of certain items. They need 30 points to get the funding. The gray areas he's working hard on to make sure they have the points they need. He will update this format when more information has been completed. He believes they're in good shape at this point. Ms. Weston asked about the areas with no writing. Mr. Garand said the highlighted ones are the schools, Unicco's, Ms. Verville's responsibility and those that state Dennis Mires is his responsibility including his consultants. Anything that doesn't have a comment he's not going after at this time. He received more information from PSNH on what is a renewable energy and to get the credits. They are a tradable commodity and are the energy user's way of being green. You're giving PSNH money so they can go out and invest in green technologies. There's ways of doing it and it's calculated on a certain price per KW and what he got out of them is that it's an extra fee to get the credit. To get this point HSS needs to commit to 2 years buy a certain percentage of the credits. He asked the person from PSNH if they could sell the commodities after and was told no. Basically they're paying them to invest in green technologies and are why it's not a percentage of the fee or a part of the KW per hour it's an additional fee. CHPs requires them to buy renewable energy credits for 2 years to get the point. Ms. Verville asked if he could find out what would happen if they went to a third party away from PSNH. Mr. Garand said there could be an issue or they would probably have to recommit for the credit. Ms. Verville said the idea is if they are going with a more efficient building the theory is it's supposed to be pretty transparent. Mr. Garand said she gave the KW rate of .002 cents more per KW they are currently paying .006 so it would cost .008 for an estimated \$2,300.00 per year, but wants to make sure. Mr. Garand said if they drop the 2 points then they are down to 29 and he's been going after these points from the beginning. (RECORD NOTE: Mark Geuther left at 7:15 p.m.) Ms. Verville suggested not adding CHPs items to the action item. Ray Bardwell moved, Robert Carrier seconded to accept the report from Dennis Mires. An oral **VOTE PASSED: 5/0**

L. Approval of Payments:

- a. Invoice #11581 dated April 30, 2010 to Dec-Tam Corporation for \$6,750.00: Ray Bardwell moved, Carolyn Mebert seconded approval of payment to Dec-Tam in the amount of \$6,750.00. A roll call **VOTE PASSED: 5/0**
- b. Req #6 dated April 30, 2010 for \$614,355.00 (\$30,194.65 held in retainage); \$584,160.35 net due to Bonnette, Page & Stone: Ray Bardwell moved, Robert Carrier seconded approval of payment to Bonnette, Page & Stone in the amount of \$614,355.00. A roll call **VOTE PASSED: 5/0**

M. Other Business:

- a. Action Items: Ms. Weston asked if there were any items that were finished that could be taken off the list. Ms. Verville said the following numbers have been completed: 18, 25, 28, 30, 31, and 32. Ms. Weston mentioned there were a couple of items discussed this evening that needs to be added.
- b. Other: Mr. Garand said he was in contact with Ms. Verville and was asked to get other people that could provide alternate energy and he came up with 3 companies. He didn't know if they wanted to invite these people in to talk about their company like they did the Revolution Energy. Ms. Verville asked if Dennis Mires had any direct experience with any of these companies. Mr. Garand said they have experience with KW Management. Ms. Verville asked what they would charge, if anything, to write just the specifications for the solar company to



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come in and provide a proposal. She will do the front and back and they would write just the specs. Mr. Urdi said they could do that and they could ask them different scales for different levels of savings. He can give them a criteria and have them come in and tell them what they can do and not give a speech. Mr. Garand said they need to ask these people to come up with a photovoltaic system for the school and have it broken down into certain pricing and kilowatts. Ms. Mebert suggested doing the breakdown by points. Mr. Bardwell said they should know how many years they've been in business and their background knowledge. He would also like to relate what they pay with PSNH versus their cost and what their payback is. Mr. Garand said there's another piece and that would be to have some kind of guarantee; Ms. Weston said they should add a **surety** bond too.

Mr. Garand said they need to decide on a floor plan tonight to know what direction their going in because Mr. McBey will be tearing it down soon. Mr. Garand passed out the original plan approved with the computer office with an outside window, the IT room with a door coming off the library and a half wall with glass. The guidance and ESOL are staying where they are and it's his understanding this is what they want and what he will send his consultants. Mr. Garand said for clarification this is the plan that was voted in and what they are going with. Mr. Forsman said he has a question on the guidance and IT room. He said it's two-fold where guidance is people oriented and feels the guidance room should be where the IT/computer room is on the plan. He said the computer tech has more responsibilities with 4 computers in every classroom, there are hubs outside of library and putting door to the hallway allows the technician to not go through the library. Mr. Garand passed out plans where the guidance office is flipped and stated he believes Ms. Verville already emailed it to everyone. Mr. Bardwell asked about life safety on the new plan; Mr. Garand said either plan works for life safety. Mr. Carrier asked for Mr. Forsman's feeling on the new plan; Mr. Forsman said it makes more sense for guidance and IT person with the hallways. Carolyn Mebert motioned to accept the latest plan dated 4/28/10; Ray Bardwell seconded. Mr. Forsman asked if the closet in the guidance room could be taken out to increase the space. Mr. Urdi said they just put the closet in there because they wanted storage space but it can be removed. Mr. Garand said it's wide enough to make a 2' closet. Mr. Carrier said in the corridor with the IT room, you could ease that corner by going point-to-point and have the door come in on an angle. Mr. Forsman described the changes he would like to see. Ray Bardwell motioned to accept the plan of 4/28/10 as modified; Carolyn Mebert seconded. An oral **VOTE PASSED: 4/1** (Grady opposed)

Other Business:

- N. Schedule next JBC Meeting:** The next JBC meeting is scheduled for Thursday, June 10, 2010 at 5:30 p.m. at Horne Street School in the staff room.
- O. Adjournment:** Ray Bardwell moved, Carolyn Mebert seconded to adjourn the meeting at 8:15 p.m. An oral **VOTE PASSED: 5/0**

Respectfully submitted,

Karen Weston/pb

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