



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Office
Meeting Date:	Thursday, January 7, 2010
Meeting Time:	5:30 pm

MEETING # 79

- A. CALL TO ORDER:** A meeting of the Woodman Park Elementary School Addition & Renovations and Horne Street School Addition & Renovations Joint Building Committee was called to order on Thursday, January 7, 2010 at 5:32 p.m. at the office of the Superintendent's conference room.
- B. ROLL CALL:** Present were Karen Weston, Robert Carrier, Doris Grady, Carolyn Mebert, Mark Geuther, and Ray Bardwell. Also present were Laurie Verville, Business Administrator; Malcolm Forsman, Principal-HSS; Michael Bliss, Clerk of the Works; John Urdi, Dennis Mires The Architects; Rob Garand, Project Manager-Dennis Mires Architects; Keith McBey, BPS; Atty. Alan Krans, City of Dover; Rick Callahan, City Council; Catherine Cheney, City Council; and Leslie Modica, Foster's Daily Democrat. Absent was John O'Connor, Superintendent.
- C. Nomination of Chairperson:** Ms. Verville started the meeting stating the School Board representatives for Horne Street School were Doris Grady, Carolyn Mebert and Mark Geuther as the community rep. The City side was Karen Weston, Robert Carrier and Ray Bardwell as the community rep. Ms. Cheney stated she was in attendance. Ms. Verville clarified the School Board members for Horne is the same for Woodman Park and at last night's City Council meeting Ray Bardwell was the only one appointed for Woodman Park School. She said she's seeking a motion for nomination of a chairperson for Horne Street School. Ms. Weston said her understanding is there should be 2 separate JBC's, 1 for Horne and 1 for Woodman Park and the notice said the School Board was for both; Ms. Verville said the School Board appointed them for both projects.
- Ray Bardwell motioned to nominate Karen Weston as chair; Robert Carrier seconded. Carolyn Mebert motioned Mark Geuther as chair and said her explanation is there hasn't been a school board chair since Garrison's project and he has construction experience, Doris Grady seconded. Mr. Bardwell asked for a point of order and asked if a citizen can serve as chair; Ms. Verville said they could. Ray Bardwell motioned to close the nominations, Robert Carrier seconded. A roll call **VOTE PASSED: 4/2** for Karen Weston as chair. Ms. Verville asked Ms. Weston to continue with the meeting.
- D. Approval of Meeting Minutes from December 10, 2009:** Ms. Weston asked if there were any corrections to the minutes. Mr. Geuther said the end of page 5 paragraph b; his intent was that if Pella was the only window specified, how is there competition? Window contractors purchase the windows from a distributor and the price may be the same for all contractors, but then the contractors add on their labor, overhead and profit, which is where the competition comes in. Mr. Bardwell said the same paragraph it states, "Mr. Geuther said casement windows were cheaper," but it should say double hung. Mr. Geuther said on page 8, the \$5,0000.00 should be changed to \$5,000. Ray Bardwell moved to accept the minutes of December 10, 2009 as corrected, Mark Geuther seconded.
- An oral **VOTE PASSED: 6/0**

Horne Street Elementary School

- E. CIP Financial Report – Horne Street School Project:** Ms. Verville said since the last meeting 1 piece has been encumbered under obligations, which is SW Cole giving their best estimate of \$5,000.00 for



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testing the soil and concrete. Ms. Verville read into record the budget available as of January 7, 2010 is \$2,314,489.71 and does not include the retired debt of \$2,242,000. Mark Geuther moved, Carolyn Mebert seconded approval of the CIP financial report. An oral **VOTE PASSED: 6/0**

F. Progress Report – Michael Bliss, Clerk of the Works: Mr. Bardwell said he would like to move to 8b and hopefully catch a lot of things. Ms. Mebert asked why he wants to go there; Mr. Bardwell said he sent an email to everyone and he wanted to try and encompass everything. Ms. Mebert said she would like to stay in order.

Mr. Bliss said before the first of the year they completed the concrete on the addition and are waiting on the steel. They're roughing out the parking area and retention pond and they built a retaining wall along the west side. Mr. McBey said the shop drawings are completed and approved and the steel should be in in a couple of weeks. Mr. Bliss continued saying there is an issue with a pipe they recently found when digging for the foundation. They found a catch basin that was built at some point that was buried by debris. It showed on the plans as a leach catch basin and was put as failed because they couldn't find any piping in or out of the basin. They also found an existing catch basin that lays beyond the fence on school property. Pat Colburn got involved and said it may affect drainage at that end of the property. They looked at 2006 plans and it shows 24" drainage under the parking lot. The plan showed a new catch basin that they found ran to #4 basin that had been abandoned. He said the plan is to suck out the debris and fill it in, but this basin is not shown on the plans. They will hire a truck to clean out the basin and then fill in the pipe. The pipe was broken by SUR when they did the parking lot. The pipe lays 9' below grade and they found it is a metal pipe. They have a couple of ideas to take care of the problem. Mr. Urdi said they don't know the condition of the existing pipe and if water gets in, it can take silt out and materials out from around the pipe and undermine the ground under the slab foundation. The best plan is to fill the pipe with slurry concrete to prevent materials being washed away. Ms. Mebert asked why they couldn't just remove the pipe; Mr. Urdi said its 9' down and approximately 30' long and the slab is already poured. Mr. Garand said they talked with the structural engineer and the slab is not structural and if it starts to depress there will be a problem. Mr. Bardwell said if they pump the slurry in how do they know it won't go out. Mr. Garand said they were assured it wouldn't; they're pretty sure it's abandoned and it's blocked at the end. Mr. Bliss said that's the reason for the 2 proposals. The foundation is now over the pipe and would have to be dug up. The second proposal is to find where it is broken, cut the pipe and block it under the building. They can dig a hole street side of the addition to see if it's blocked and if it's not pump slurry to fill the pipe. Mr. Garand said they can calculate what they need to fill the pipe with slurry. Mr. Bliss said the idea is to block with slurry to keep water out. Ms. Grady said the 2 words she hears is probably and absolutely and said she doesn't want to deal with probabilities. She asked if they expect to find new problems. Mr. Garand said they have dug all areas and doesn't believe there will be a problem. Ms. Grady said this is the first time someone's come in to take care of the water problem. Mr. Urdi said this fix will not take care of the water on the surface. Mr. Bardwell said the problem with digging up the pipe is they have to fill it back in. Mr. Bliss said the higher price is for digging up the pipe, removing the materials and compacting materials to building slab sub grade. Mr. McBey said you have better sub-compacting if it's dug up. Ray Bardwell motioned to move ahead with CP #4 option #2 in the amount of \$4,211.00, Carolyn Mebert seconded. A roll call **VOTE PASSED: 6/0**



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Ms. Weston asked if he would mind talking about the phone call on the water problem. Mr. Bliss said he received a phone call from a David McCann who asked him to take a look at his yard because of water issues and the recent tree that blew down in his yard. He believed the water in his yard was from the work being done at HSS. Mr. Bliss said he told him he didn't believe the contractors are doing anything to cause the problem. He doesn't see any sign of water coming from the school area and running into his yard. The ground is partially frozen and there was a recent rain causing ponding in yards. Mr. Geuther asked if Mr. McCann agreed with his assessment; Mr. Bliss said he wasn't being hammered by him, he was just asking what they thought. He said it was a large blue spruce with shallow roots that came down during the recent wind storm. There were many trees cut to put in the addition leaving his trees more exposed to northwest winds. Mr. Bliss said there was some erosion past the silt fence before the retention pond, but that was all he saw. Mr. Bliss said he wasn't unreasonable to ask the question because his yard's a lot lower than his neighbors. The neighbor however has a yard drain and there is a bank between him and the neighbor. Its possible water is coming into his yard from the yard drain. They helped out with getting the stump out and filled in the hole and he bought the crew coffee and doughnuts. There are no rights for future issues; he has another 5 spruce trees with nothing protecting them. Mr. Carrier said he spoke with David and he had concerns with his other trees coming down and possibly damaging the building at HSS. Mr. Bliss said the corner of the parking lot is approximately 40' away and doesn't feel there would be any damage to school property. Ray Bardwell moved, Carolyn Mebert seconded to accept the Clerk of the Works report. An oral **VOTE PASSED: 6/0**

G. Progress Report – Dennis Mires, The Architects

- a. CHPs: Mr. Garand said he gave the plumbing, electrical and mechanical plans to Mr. McBey, which is needed for the CHPs program. The only change is the windows and he wants Mr. McBey to get numbers on the construction side. Ms. Grady said she spent the afternoon reading through what they were given at the last meeting on the CHPs program. She said the group needs to consider beyond the implementation of the program, they need a group to oversee, do the resolution, designate trained staff person (page 2), tools for schools, a lot of secretary work for paperwork for after the program is implemented and they need to spend time doing inventory. She recalls when they moved towards CHPs they asked what it was going to cost, but she wants to know what the extra cost beyond the implementation is going to be. It looks to her that they have to hire extra personnel, which is a cost beyond construction costs. Mr. Garand said a lot of these items are already being done by a maintenance plan and all they are doing at this point is gathering information. Ms. Verville said the maintenance is already covered under Unicco's contract. They will still continue doing the work at no extra cost and they want to know this information so they can maintain the building. Mr. Garand said a lot of the items are no problem and he could point out areas of cost after construction and come up with an estimate. Ms. Grady said the new fire department CHPs was more expensive; Ms. Mebert said they did Leads which is more expensive. Ms. Verville said next Thursday she has a meeting with Unicco and they would love to continue working with the program. Mr. Garand said he spoke with Ed Murdough who made a good point; to him this has nothing to do with money but making the school more efficient. Ms. Grady said Randy Remick said awhile ago that you'll earn 3% back but will cost more than the 3% to put in place. Mr. McBey said he got a pile of sketches from Mr. Garand to get prices. He said Dover's in a better position than most because of Unicco. Mr. Urdi said in the long run you're hoping to save money in fuel and energy costs. Mr. Geuther said the goal is going to get 3% in building aide and they have to spend around 3%. Once up and running comes the lower heating and



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electrical costs. Ms. Weston said to reassure her, what they are basically saying is they can estimate savings on energy. Mr. Garand said they can't really estimate savings because there are so many different areas of CHPs program. They're taking good ideas, making it more comfortable for students and more functional school. Mr. Urdi said they asked their consultants and they can plug in all factors they have now and do an estimate, but adding the 6 classrooms takes away from some of the savings. Mr. Garand said the consultants have given their sign offs and he is preparing a report to go to the State soon. Mr. Bardwell asked if they were doing any evaluation in the newest wing of the existing building; Mr. Urdi said it would be too costly to make changes; however, they are making some internal changes. Ms. Verville said there was a mention of commissioning and stated Unicco can do this. Mr. Garand said they are classified as a third party and the fee includes commissioning. Ms. Verville said commissioning was required at WPS and Unicco was just coming in and did it for the district. They also have other school districts under the CHPs program so they are aware of the requirements.

- b. Letter from Dept. of Education approving the plans: Mr. Bardwell said he looked at the letter and asked if they were in compliance. Mr. Urdi said he's been communicating by email with Mr. Murdough and regarding "c" in the letter; they have all of it as high efficiency ballasts. He said he will forward comments of the letter to the members. Regarding the third party, that was FSC who looked over the drawings and okayed them, then did a letter that was sent to the State Fire Marshall and city inspectors. Mr. Bardwell said the letter mentions new valves and asked if all the valves were going to be replaced. Mr. Garand said they are only dealing with flush valves and there are only some areas that need to be addressed. Mr. Bardwell asked if they go from 1.6 to 1.2 do they have to change the china. Mr. Urdi said the old standard was 3.0 and the new standard is 1.6 but the newest is 1.28 they would need new valves. Mr. Garand said they didn't have to do all the toilets because a lot of them were already 1.6 and in their opinion it wasn't cost effective to change all of them out. He talked with Mr. Murdough and he stated they can stay with the 1.6, which means only 3-5 toilets need to be changed out. Mr. Geuther said he thought the discussed not changing out any because they wanted prices. Mr. McBey said now he has the CHPs requirements, he can do a spread sheet showing CHPs and the additional scope. Ms. Verville said she's happy to receive the letter from the State. She said the second paragraph from the bottom about energy efficiency programs; she met with PSNH and had information emailed to fill out forms for as many rebates as they can receive. She stated they received approximately \$30,000.00 for WPS. Mr. Geuther said a vast majority was changing out to natural gas. Ms. Verville said they received a rebate of \$26,000 from Northern Utilities for changing over to natural gas and \$30,000.00 from PSNH. Ray Bardwell moved, Carolyn Mebert seconded to accept the letter into record. An oral **VOTE PASSED: 6/0**
- c. Other: Mr. **Urdi** said the superintendent asked Dennis Mires to come up with alternate ideas for the administration area and asked they come to the meeting with the ideas. This is representative of those ideas. Ms. Grady asked what costs were attached to this. Mr. Urdi said for clarification on their part, the library, OT/PT and administration areas were not in line with what the school needed. Dr. O'Connor, Mr. Forsman and he meet to discuss the needs. Ms. Grady said according to State law, the JBC is appointed by the School Board and City Council and it's their responsibility for the final outcome. She's upset because this is just getting handed to her after being in session for almost a year. They met with the principal and Dr. O'Connor and plans were drawn with no input from the JBC members. Mr. Urdi said this is the discussion part; nothing has been done but this drawing. Ms. Mebert said the administration area has been up in the air from the beginning and what can they



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discuss if they don't have something to look at. Ms. Grady said they had a 3/3 vote to extend the administration area and a 3/3 vote on removing the stage; plans came in and the stage has been removed and now this. Mr. Urdi stated he is going to speak out of term and said they don't expect him to put a school together without speaking to those who use it. He's not saying the JBC isn't the one making the final decision, but he's not sure if the JBC knows how to use the space best versus staff members. Ms. Grady said that was the purpose of him meeting with staff and administrators, but the final decision was not put to the JBC members. Mr. Bardwell said he's been more critical of Mr. Urdi and what Ms. Grady said may have been in the past. They got a hurry up call to get started then the little things started adding up. The principal of the school and superintendent always said to gather information from the users. He looked back at the minutes and said they would talk if they could get specs under \$6.2 M, but the JBC has the final approval. Mr. Urdi said he doesn't have a problem with that. This plan was approved by the principal and superintendent and if they don't like this plan they can start over. Ms. Weston said under jurisdiction, the JBC directs Dennis Mires and to have the superintendent direct him is in violation. Her recollection was before even considering the administration area they would do the 6 room addition. Ms. Grady said point of conversation is people met and discussed what was needed, they decided. She doesn't care so much about the areas as she cares that the kids' needs are met first. Mr. Urdi said he converted the ideas and put it into this drawing and this is his way of conveying the needs of the school. Ms. Grady said this was discussed months ago and they are seeing this for the first time tonight. Mr. Geuther said he's putting it on the table for discussion. Mr. Urdi said he met with Dr. O'Connor and Mr. Forsman on December 23rd and was asked to put something together for tonight's meeting. Mr. Geuther said going back to WPS, they met to go over the needs of the school before the JBC even met. He said there was a design committee that met and the design was already in progress before the JBC even saw them. It wasn't done that way for HSS. He said she was correct on the discussion of the administration and stage areas; they voted on the floor plan to go out to bid. The floor plan was approved with the bump out for the administration area and the removal of the stage and that was included in the bid packet. Ms. Mebert said she remembers discussions on what they would have to do to make the stage handicap accessible. Ms. Grady said the decision was if the money was there. Mr. Geuther said they haven't gone past it; Mr. Urdi is just bringing another plan forward after talking with those using the building. They know more on what they need for space and how it needs to be than the JBC does. Ms. Grady said once this project is done, the building will be used for another 20-30 years and it's not being built for just the present staff and administrators.

Mr. Bardwell said he thinks they followed procedures and the same litany was given to all staff. Ms. Verville said they already bid out the abatement for the gym and the money has already been encumbered. Mr. Carrier asked what was hot; Mr. Bliss said tiles need to be removed and the mastic under the tiles needs to be removed. Mr. Urdi said the transit panels on the wall also need to be abated. Mr. Bliss said they gym was put off because it is being used all the time. If they started to do the abatement during a vacation it would leave no floor or walls while the building is in use. Mr. Bardwell asked how many redesigns before it starts costing money; Mr. Urdi said he thinks he has listened to what everyone wants and there will be finer tuning from what is on the original design done. If he has to go through 2-3 more times he will do that. Mr. Bardwell asked if he has kept within the costs as ideas have come forward. Mr. Urdi said he thinks what he has done the total costs shouldn't have changed much. Ms. Weston asked what the old size of the library was; Mr. Urdi said just about 1,900



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sf and the computer lab is the same size as the old lab. Mr. Urdi said if you look at the design the squares near the circulation desk the hub room represent columns that can't be taken out. He tried working around them and was one of the reason for the redesign. Mr. Bardwell said in the administration area there is a big walk around area of about 10' of open space; how are they going to utilize that space. Mr. Urdi said he wasn't sure at this time; he heard the primary reason was the secretary oversees the nurse's area and it allows her to see into the nurse's office. Mr. Urdi said the toilet room needs to be in that area; if they changed it they would need to move the waste line. Ms. Weston asked if the conference room was needed. Mr. Forsman said he has meetings with up to 10 people and even though it's a large space they still need to look for storage areas. Mr. Bardwell asked if they could narrow down and bring the foot print down if money is tight. He's still concerned about if they have to spend money on the roof; it will have to come out of this area and they have to keep that in mind. Mr. Urdi said he agrees and nothing has changed on the perimeter, all he's doing is changing walls and he's **not** adding any additional footage. Ms. Grady said there were 2 votes, one by the School Board and one by the City Council and the vote was for a 6 room media center with additional money to renovate existing building. Once you move walls, you're coming away from refurbishing. Mr. Bardwell said they had discussion on this already and they don't have to go back in front of the School Board or City Council. Ms. Verville said the superintendent presented it in full to the School Board. Ms. Grady said he also said they have the administration area that may have to change or move to where the library is. Mr. Geuther said they are still traveling down the same road and keep second guessing themselves; they are not running out of money. Ray Bardwell motioned to expend rules and go to 8 b., Robert Carrier seconded. An oral **VOTE PASSED: 5/1** (Mebert opposed)

Review of Construction Items (worksheet to be provided prior to meeting): Mr. Bardwell said Mr. Urdi already answered his first question; he was afraid he wouldn't come back with more sketches on core area. Mr. Urdi said it was part of the scope even though it's out of sequence. Mr. Bardwell said #2 deals with the roof. They had a good report on the roof but are afraid people will come back and ask why it wasn't fixed while they were there. Mr. McBey said they were minor issues with the rear of building needing to be re-flashed and the low area behind the gym is already there when they fix that area. Mr. Bardwell asked about the north side; Mr. McBey said they can add roof drains and shim it. He said Dean Miles had concerns with mosquito issues during the summer. They could sump more to the existing drain but he doesn't like the idea. Mr. Urdi said he went to McDermott with areas of concern; he said the roof's not old and any warranties should fix it. He looked at the roof and said it looked in good shape and he didn't look further. He knew the puddling above the gym was going to be fixed. Mr. Geuther said just because the contractor that did the roof is out of business, the manufacturer still carries the warranty and gets someone else who is certified with the manufacturer to come and fix it. Mr. Carrier said he believes the roof is warranted for more than one year; the usual warranty is for 10 years. Mr. McBey said he has money addressing water around the gym. Mr. McBey said where Mr. Bardwell has concerns, where Eastern has already walked the roof; he can get numbers to fix the problem areas. Mr. Geuther said the major issues will be taken care of when the front is raised. Mr. Bardwell said that wasn't necessarily true; seams are lifting and tearing in areas and there is still standing water in other areas. Mr. Bliss said Mr. McBey said he had the money for the west side. Mr. Geuther asked if Eastern was generating a report; Mr. Bliss said they are supposed to be but he hasn't seen it yet. Ms. Weston said they need to see numbers before making any decisions. Mr. Bliss said what was done; Eastern, BPS super and he walked the roof and said things were minor. He expected to see something in writing, but hasn't at this time. Ms. Weston said her concern



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is the example where the City Council approved replacing the carpets in the library and there was a leak in the roof; they aren't going to replace the carpets if the roof's not fixed. Mr. Geuther asked when the report was done; Mr. Bliss said July 2009. Ms. Weston asked what a splice was; Mr. **McBey said the rubber roof is rolled out and overlapped at the edges. The overlap is sealed and then a narrow "splice" of rubber is placed & sealed over the joint. (This reflects the correct terminology used for splice.)** Mr. Bardwell asked if he could get approximate cost to fix these issues; Mr. McBey said he can get numbers for repairs. He'll get separate numbers for fixing the flat roof, numbers for all repairs, and numbers for replacing the flat roof.

Mr. Bardwell continued with #3 regarding the windows. He stated he liked the windows at WPS. Ms. Verville said to members they would have gotten this list earlier if her email wasn't down for a week. Mr. McBey said they took the windows at WPS and took the square footage and it's falling where expected. The square footage for original windows was taken off the original bid documents, which are running along industry standard. Mr. Bardwell said these are not casement windows but double hung. Mr. McBey said the numbers are per square foot versus double hung. Mr. Carrier asked if they were all vinyl; Mr. McBey said they were fiberglass with fill, which you don't see as much. The numbers show that the Pella windows out perform the Efco units. Ms. Grady said at the day care they have the same kind of windows and since they've been installed they come out of the tracks and the turn handles don't work well. Mr. McBey said they are swapping out to double hung. Ms. Mebert said there is over 1,856 sf of windows; Mr. McBey said that was correct and it only solidifies staying with fiberglass windows. Mr. Carrier asked if they could provide an actual window. Mr. Garand said they would need a 2-3 week lead time to get a window the size they need, but he can get the process going. Mr. McBey said they can get a smaller window immediately to show members. Mr. Carrier asked if they were spiral ballasts; Mr. Garand said he's not sure because they do go to a different ballast system due to the size of the windows. He will order a window and have it on the job site so members can go to the site and see what it looks like. Ms. Weston asked what the difference was between Pella, Anderson and Marvin. Mr. McBey said Anderson markets to companies and Marvin markets to architects. Ms. Weston asked if she was reading Consumer Reports, where would the Pella windows fall. Mr. McBey said Pella is fiberglass with fill and the \$32.81 sf is reasonable for the unit. Mr. Bardwell asked if there was any feedback on the longevity. Mr. Garand said they like Pella because they perform and are top end units versus the aluminum units. Mr. Bardwell continued with #5 on the administration area. Ms. Grady asked if they could discuss this further at the next meeting. Mr. Bardwell said he's happy with what he heard earlier from Mr. Urdi. Mr. Geuther said he noticed in the packet they have CP #4 and was just handed CP #6 and asked if there was a difference between CP's & Scope. Mr. McBey said it's a little confusing until they can clean up CHPs. CP's are change orders for the new addition and scope is for any changes for the renovation portion. Mr. Geuther asked where CP 1,2, 3 & 5 and Scope 1 were. Ms. Verville said she has them but they were not on the agenda. Mr. McBey said he's not sure he should go through the log until CHPs is done. Mr. Bardwell said CP #4 was already approved tonight. Mr. Bardwell said he would like CP #6 approved tonight. Mr. McBey said if they do CP #6 they need to approve Scope #4 too. Mr. Bardwell said they are looking at \$6,100.00 up-charge. Mr. McBey said that is only for the windows. He is having a third party structural engineer look at it where the windows went from 6' to 8'. This could mean an increase in gauge or mean nothing; he wants to be sure. Ms. Mebert said what he's saying is the building can take it but it may need structural upgrades. Mr. McBey said it could be an increase in the header or increase in the studs if any. This is also only if they want to go with CHPs, the larger windows are needed. Mr. Geuther said CHPs or



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not is sounds right to him. Ms. Weston said the north end fire station has a lot of natural lighting and it's nice and they are finding they don't have to turn on so many lights because of all the light coming in. Ms. Weston asked how these windows compare with the fire station. Mr. Bliss said they are higher with a 2' ban and has a 10' ceiling, which is more light per square foot versus what's in the fire station. Mr. Bardwell asked if they had any clue on CHPs and where it will lead to on costs. Mr. Garand said Mr. McBey can give real numbers, but he can't see it being large numbers. The point is to get the money and he can guarantee it won't cost \$180,000.00 to implement CHPs. Ms. Weston asked if they approve CP #6 and Scope #4 what else is there. Mr. McBey said if the original frame was \$100.00 unit they're talking about making the windows bigger, which actually will give less light. No matter what they do it will be 100 times more efficient. Mark Geuther motioned to approve CP #6 and Scope #4, Carolyn Mebert seconded. A roll call **VOTE PASSED: 6/0**

Mr. Bardwell asked about the solar panels; Ms. Verville said he was provided the information the same week and received all records for 2 years of utilities. There is a tentative meeting set for January 15th; she'll get an update and email members. Mr. Urdi said the only thing structural engineer to see is if it can take the load. Mr. Garand said putting solar up can be done at any time. Ms. Weston asked if there will be enough for structural load. Mr. Urdi said if the take the tar and gravel out that will alleviate 9.5 lbs sf. Any reinforcing of structure should be done while they have it open. Mr. Bardwell said they have already addressed numbers 8, 9 & 10. Number 11 is the contract with BPS; Ms. Verville said she has the contract with changes and it is all set. Mr. Bardwell said #12 is all straightened out. Mr. McBey said both contract and requisition have been straightened out. Mr. Bardwell asked if they found any more items because they don't have GMP for Phase 2. Mr. Bardwell asked if they are reusing the doors and if there are any savings taking the doors off and refinishing instead of replacing them. Mr. McBey said he will have that information at the next meeting. Mr. Urdi said it was the desire of the members to put in new doors versus refurbishing. Mr. Carrier asked if they were solid birch; Mr. Urdi said it was with probably a particle core and veneer. Mr. Geuther said the original plans showed refurbishing and putting cork on the doors between the classrooms. Mr. Bardwell asked if they could use a product like Craftsmaid and is it compatible with high density particle board. Mr. Urdi said most wood workers don't use particle board anymore because of the expense and said Craftsmaid and Merilite won't stand up in the classroom. Ms. Cheney said she noticed veneer chipping at GES during the last walk through. Ms. Mebert asked what was at WPS. Mr. McBey said they used a wood worker from Maine and it was veneer to plywood; they were high quality cabinets and expensive.

Mr. Bardwell said for #16, all he is saying is he doesn't think they need prices on everything. Mr. McBey said there is too much hanging out there and doesn't feel they are running into money problems. Mr. Urdi said another decision they will need to make is Mr. Garand and he looked at the brick to match the existing bricks. Mr. Bliss said it's the same as at WPS only at HSS they only need to match at the corners. Mr. Garand said they have the exact brick from the same quarry, but it's a little off because it was taken from a different part of the quarry. The new brick looks better but is more money. He said it's going to be hard either way because it can look good in one light setting and different in another. They will put together a split face of brick samples and any member wanting to see what it looks like, they can talk with Tim at the job site trailer. Mr. Garand said another reason for the difference is the existing brick have small cracks which will change the color in the light and the newer brick doesn't have the cracks. Ray Bardwell motioned to go with the architect's recommendation on the brick. Mr. Garand asked why go with a mock



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up then. Mr. Bardwell withdrew his motion and asked to do the mock up. Mr. Garand said they are now looking at color, but with the mock up they are look at the layout of the bricks, etc. Ms. Weston asked when they thought it may be ready; Mr. Urdi said in a couple of weeks.

Mr. Bardwell asked what they were looking at for them to do with the administration area; Mr. Urdi said the rooms are no different, they are the same rooms that have just been relocated and they gave more room to the administration area. Ms. Mebert asked if the staff asked for the ESOL and guidance to be moved. Mr. Forsman said Dr. O'Connor and he talked about what's appropriate and thought ESOL right off the library was appropriate because these are students with little to no English. They moved guidance for students with behavioral issues; he felt it would be easier if they didn't have to come to the principal's office to go to guidance. They asked for the door off the main corridor for some sort of privacy for students going in and out. There are a lot of wires hanging out and it's difficult to clean and that is why they suggested putting it behind a closed wall because it's easier and safer. The OT down the corridor needed room for the equipment used; currently the equipment is being stored in the library. Office area has space for the principal and a conference room that he has been told is a typical size for a school of this size. The nurse's office square footage now meets State regulations. The bathroom is staying where it is so they don't have to relocate pipes. The nurse expressed having a locked area for supplies. The work room is readily available for the secretary and assistant with access from the corridor for teachers. Mr. Bardwell said he heard pros and cons about the computer lab being in the library if it's used for instruction because there will be a lot of noise. Mr. Forsman said Ms. Smart, the librarian, and his feeling is the computer lab is something of the past. If its going to be used for instruction they can use ear phones. He's trying to teach the students the cultural behavior of being in a library. If the lab isn't being used by teachers and a class, it can be used by the librarian and students for research. He wants the lab to be used as a tool rather than for games. Mr. Bardwell asked what the school industry was doing. Mr. Forsman said he thinks computer labs are still being built but more as pods, which would leave all 4 walls for library books.

Ms. Weston said she's looking for consensus that they asked Mr. McBey for credit on the bump out and they've asked for a comparison of a bump out and no bump out for the administration area. Mr. Urdi said if they don't do a bump out what do you do. Ms. Weston asked what other options are there; does guidance have to be that big, make library bigger, etc. Mr. Urdi said they have done all that. A school this size allows for the library to be 1,800-2,000 sf which it is within that requirement at 1,900 sf. Currently the members are looking at space that works; if they take out 100 sf what do they do with it. The library and computer lab are standard for a school this size. Ms. Weston asked if they advised him not to do a bump out, what would he do instead. Mr. Urdi said that space is inadequate and doesn't know of any school in the state working in such a small area. If they diminish the administration area, he said don't bother changing anything in that space. Ms. Mebert said they talked about this before. They were going to use classrooms to enlarge the admin area, but they can't do that because the classrooms are now being used as the kindergarten wing. Mr. Geuther said he doesn't understand at this point what's driving this. They asked BPS to get numbers and if the numbers worked they would do the administration area. They've already approved the floor plan and he doesn't know why they are rehashing this because there is no room to put it anywhere else in the school. Why do they keep going back to it? Ms. Weston said because they haven't received any price for the windows or the roof. Mr. Geuther said it seems to be the opinion of some members they don't want the administration area. Ms. Weston said if they wait another 2 weeks they don't have numbers, which would push it out another 2 weeks etc. What is wrong with having a plan B for



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the area? Mr. Urdi said it doesn’t make sense to draw something that’s not going to meet the needs. Mr. McBey reminded the members that he has money in his contingency. Ms. Verville said if she recalls, Mr. McBey came up with a preliminary set of numbers for the administration area and as the bid numbers came in he scaled back. Mr. McBey said originally he thought it would cost \$450,000.00-\$500,000.00 and once the bidding was done and he redid the numbers the cost dropped by \$100,000. Ms. Weston asked why they didn’t ask for a credit. Mr. Geuther said it was never his intention to ask for a credit because he’s not doing the administration area because it was moved to Phase 2. Ms. Grady said Ms. Weston asked for a plan A & B and the cost and that’s not okay, but Dr. O’Connor comes in with this plan and that’s okay. She wants to check out the legality of what they are doing as a JBC and find out if it’s legal. Mr. Geuther asked Ms. Grady is she agreed that the previous floor plan was approved by the school board; Ms. Grady said she did. Ms. Grady said once you start moving walls around it’s no longer a renovation and it has to go back to the council for approval. Ms. Weston said she doesn’t believe it has to go back to the council. Ms. Cheney said when she was out in Illinois on vacation she needed to stop into the public library to use their computer to respond to City Council emails. She said the library had a half wall with the other half being glass and it looked nice. Mr. Bardwell said they have a log jam and asked that the support group come back with numbers and they can spend some time digesting this. Mr. Bardwell said he doesn’t know why as JBC members they are making choices on where things go. All he wants is a nice school that meets CHPs standards and they get an overall picture with the numbers. Mr. Bardwell said he doesn’t know how as a committee they can agree so Mr. Urdi can do the plan. Mr. Urdi said he would like the plan reviewed; if it’s within budget or not, they need to know. Mr. Bardwell asked if the plans they were given could be marked up with any ideas they have and address it at the next meeting. All were in favor.

H. Progress Report – Bonnette, Page & Stone

a. Explanation of front canopy demo and \$15,600.00 justification: Mr. McBey said they went through the site numbers and didn’t provide a breakdown. This is the breakdown for the site work for the administration area, drainage relocation, and piping. Ms. Weston asked if he saw any issues with the demolition; Mr. McBey said he didn’t. Ms. Verville asked if there was any value to the metal from the canopy; Mr. McBey said there are some CHPs points in the steel and some for the concrete. Mr. Forsman asked what the time frame was on taking down the canopy because he has safety concerns with the snow. Mr. McBey said it wouldn’t be until the second phase because funds haven’t been approved yet. Ms. Verville said the contract tonight shows the credit. Ray Bardwell moved to accept the report and credit on the contract, Carolyn Mebert seconded. A roll call **VOTE PASSED: 6/0**

I. Approval of Payments:

a. Dennis Mires, P.A.-The Architects: Invoice #11 for \$5,449.52: Ms. Verville asked if Mr. Urdi could explain the \$1,200.00 consult fee. Mr. Urdi said it was for the third party, **SFC**, who did the letter for the Fire Marshall. He didn’t count on a third party to look over the plans for the city and that was the fee they charged Dennis Mires. Ms. Verville said there was a statute that passed in July 2008 where all school’s needed a third party review. Mr. Urdi said it isn’t a requirement, but as of last year Fire Marshall’s don’t look at plans until approved by a third party. Some districts have the ability to have a third party look at the plans either through the City or other means. He went to the City of Dover and spoke with Rebecca Jalbert and Tom Clark and neither would look at the plans until they were approved by a third party. Mr. Bardwell said he thought somewhere it said it was for a permit and why do we pay if it’s for the permit. Mr. Urdi said he isn’t sure about permits until they get there. Mr.



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Bardwell said if they have to redo the plans is he going to charge for them. Mr. Urdi said he would charge if they have to do more than what he thinks they want. Mr. Bardwell said he should know these things coming in. Ms. Weston asked if this was in the bid and could they negotiate on the fee. Mr. Urdi said this is what they went through working with Mr. McBey to get the addendum, etc. and that's the portion of the fee. Mr. Geuther said all that's not agreed to on the invoice is the \$1,200.00 for the third party fee. He said the invoice is over and above by \$1,200.00 and is not an additional piece. Ms. Verville said she didn't want to put him on the spot, but recalls when this first came up she asked him how to handle it. She is respectfully requesting to reduce the bill by \$1,200. Mr. Urdi said he would get back to her on it. Mark Geuther moved, Carolyn Mebert seconded approval of payment to Dennis Mires, P.A. in the amount of \$4,249.52, which is less the \$1,200. A roll call **VOTE PASSED: 6/0**

- b. Bonnette, Page & Stone: Req. #1 for \$43,450.00 (\$2,155.40 retained); net due \$41,294.60: Ms. Verville stated the invoice was reviewed by the clerk of the works and the architect signed off on the invoice. Mark Geuther moved, Carolyn Mebert seconded approval of payment in the amount of \$43,450.00 less retainage of \$2,155.40 for a net due of \$41,294.60. A roll call **VOTE PASSED: 6/0**

J. Project Scope:

- a. Email from Dean Peschel, dated 12/14/09, relative to Filterra systems: Ms. Verville said she intended this as information so that they can refer back to it if needed. Mr. Urdi said he met with the conservation committee and one suggestion that was made was to use this system. Mr. Urdi said it doesn't work if it's in water and in poor soil, it can't disperse no matter what system you use. He said the cost is over \$19,000.00 for one system and they were looking for 2-3 systems to be put in. Mr. Garand said he wanted to entertain it because they did not approach them from the beginning and wanted to hear their ideas. Ray Bardwell moved, Doris Grady seconded to accept email into record. An oral **VOTE PASSED: 5/0** (Robert Carrier abstained because he wasn't present for the discussion.)
Review of Construction Items (worksheet to be provided prior to meeting): See above

K. Scope Revisions(s):

- a. Proposal #1 – Casework Upgrades: Mr. McBey and Ms. Verville suggested postponing this until the next JBC meeting.

- L. **Other Business:** Ms. Verville said she needs to wrap up the contract for BPS. Attorney Krans has reviewed the contract and had another attorney review it. There are several changes; builders risk has been excluded because the district can not add pooled risk because they are education. She stated BPS now owns the risk. The contract price for Phase 1 is \$1,296,847.00 and shows the credit of \$15,600. Another change is they need to specify in Article 2 that any savings below the GMP goes back to the owner; strike out the budget of \$6.2 M out of the contract; that Builder's Risk be provided by contractor. The District has never been able to obtain Builder's Risk coverage from Primex to cover contractors. Any changes made come to the committee as a change order. Mr. Bardwell asked if they only do the 6 room addition; do they have enough money to tie in the plumbing, electrical and mechanical into the existing building; Mr. McBey said that is already included. Carolyn Mebert motioned to approve the contract, Ray Bardwell seconded. A roll call **VOTE PASSED: 6/0**

Ms. Verville asked to postpone discussion of WPS until the next meeting because of the late hour and because the City hasn't appointed people for the WPS project. All members concurred.



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Other Business:

M. Schedule next JBC Meeting: The next JBC meeting is scheduled for Thursday, January 21, 2010 at 5:30 p.m. at the Superintendent's office conference room.

N. Adjournment: Carolyn Mebert moved, Doris Grady seconded to adjourn meeting at 9:10 p.m. An oral **VOTE PASSED: 6/0**

Respectfully submitted,

Karen Weston/pb

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