



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Special Meeting
Meeting Location:	Horne Street School - Foyer
Meeting Date:	<b>Wednesday, January 13, 2010</b>
Meeting Time:	<b>12:30 pm</b>

### MEETING # 80

**CALL TO ORDER:** A special meeting of the Horne Street School Addition & Renovations Joint Building Committee was called to order on Wednesday, January 13, 2010 at 12:40 p.m. at Horne Street School in the foyer.

**ROLL CALL:** Present were Karen Weston, Robert Carrier, Doris Grady, Carolyn Mebert, and Ray Bardwell. Also present John O'Connor, Superintendent; Malcolm Forsman, Principal-HSS; Michael Bliss, Clerk of the Works; and Tim Burke, BPS. Absent was Mark Geuther.

#### Horne Street Elementary School

Dr. O'Connor said when they did the renovation at Garrison of the administration offices, which was combined with the addition of 6 classroom spaces; they called it a fine arts wing but in essence it was a 6 classroom addition with a hallway and bathrooms and a year later they added the gym. Dr. O'Connor drew a diagram and said this represents what is currently the Horne Street office with the nurse, so you have a slightly larger office here because you have the nurse attached in a small room; Garrison didn't have that. Garrison put its nurse around the corner when they added the wing to the building about 10 years later. Garrison's administrative office today consists of what was the old library. That whole area had been redesigned so when you walk in there's a small foyer, the main office, a large conference room and a small workroom is on one side and on the other side you have the principal's office and the rest is the nurse. In the administrative office at Garrison they went from approximately 250 sf to approximately 1,000 sf in what was the entire old library. When talking about adding so much on, it's no different at Garrison the only difference is they had the space. They moved the library to the addition with 4 other classrooms. The architect is using GES as a model and believes they talked to him about how much space would be necessary and were kind of relying on the GES model with the conference room. Because they don't have that luxury here, because you have the corridor going down there's no way, except completely relocating the office somewhere else. They looked at that and talked about it initially in the foyer area and for some reason it wasn't as feasible in terms of the entry way coming into the building, while keeping it over on this side where it is now. The big question everyone is wrestling with is how much space is needed. Mr. Bardwell pointed to the plan and said this is a hallway that's 12' wide; what are you going to fit into a hallway. He feels it's a dramatic waste of space. Dr. O'Connor said not to forget there are teacher mailboxes in the office, teacher's are constantly in the office. Ms. Mebert asked where they were now; Mr. Forsman said they are in the main office. Ms. Weston asked if they took the nurses office out of that space, what could you put in its place? That's why she asked to have plan A & plan B. Dr. O'Connor said he believes they already talked about moving the nurse on this side (somewhere in the foyer area) and he thought the consensus of the committee was to keep the nurse's office attached to the administrative area. They didn't do a roll call vote, didn't do a voice or hand vote, but it appeared around the table that the consensus of the committee and that was the reason the architect continued to develop some ideas based on the nurse and administration together. Ms. Weston stated she didn't agree with that. Mr. Forsman said part of the conversation was the nurse wanted natural light in her office; Ms. Weston said if there are several kids you don't want bright light, you want to have a calming affect. Mr. Bardwell said his thoughts are the cost per square foot a roof area, that this is just too much wasted space and that is why he came up with his plan A and presented it here today. He suggested putting a reserve of \$100,000.00 aside for the roof because they don't know what there is to do. Mr. McBey had mentioned putting roof drains in and shimming it and so forth but he isn't sure that is enough. Mr. Bliss said the prices they have for the layout as shown is considerably under the budget amount. Mr. Bardwell said he can't spend the money to renovate without doing the roof. He wants to make sure the roof is going to adequate to last at least 5 years beyond the renovation years. Mr. Bardwell said there's a report from Carlisle rep showing areas of



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concern and he doesn't believe that's being addressed. He would like someone to give an estimate using that report with the pictures in it. Mr. Bliss said the report should be forthcoming. He stated they did testing on the insulation to make sure it wasn't water logged; he's just waiting to receive the report. Ms. Weston said to give him some input, when McConnell Center was renovated, the City estimated the roof had someone look at the roof and said it would last 5 years; but 1 ½ years in they have had major breakdowns and the roof had to be fixed and that is what they are trying to avoid. Mr. Carrier said he saw the pictures of the roof and with the standing water, whether that leaks or not standing water is a major concern. At some point any kind of penetration through the roof is going to fail and when that fails it's going to dissipate and then you're going to have a major repair. Whether the roof needs to be somewhat redesigned to shed water off to get rid of it because current roof drains don't seem to be working. Mr. Bliss said the money is there to deal with quite a bit of it. Mr. Bliss said he thinks they'll know in a week what the cost will be and given where you stand on the total construction you're ahead of the game.

Mr. Bardwell asked about the sanitary sewers; are they all set with that. Mr. Bliss said that's all part of it. Mr. Bardwell asked if they had taken and **tb'd** them to make sure the cast iron pipes haven't rotted out and does it have to be done. Mr. Bliss said they're connecting to city sewer. Mr. Burke said they could see the pipes because they were in the tunnel and they looked good. Mr. Bliss said they didn't spend \$1,500.00 to send a camera down it. Mr. Burke said its cast iron pipe and over at WPS only thing they used was the old 10" main from the outside building. Mr. Bliss said they didn't have to replace it. Mr. Bardwell said he thinks that's something the board should address and they either vote it up or down to spend \$1,500.00 to **CVB???** the sewer pipe. Ms. Weston asked Mr. Carrier as a contractor if he would recommend doing it; Mr. Carrier said yes. Mr. Carrier said what Mr. Bardwell has put to the table is that we take a look at everything that this structure has and make sure that we can specimen within the structure properly and fix everything. Whatever is in the budget is extra and whatever they decide to do move forward on it. You really have to make sure that there are no surprises because they have been caught before. Mr. Bardwell asked how the water feed was both the cold and the hot; do they have lead in the solder joints. Mr. Burke said there was no lead. They have to remember they have had all good engineering done so far and they've had plans done for the mechanical. Mr. Bliss said that was part of the \$400,000.00 they paid to have this done; they're not starting from zero; he had a professional crew. Mr. Bardwell said some of the professional crew he doesn't think has given all that information. Mr. Burke said in their language they have and it's on their drawings. Mr. Bardwell said they didn't see the drawings. He got a copy that Mr. McBey provided and he's been looking through them but a lot of the members haven't seen the drawings. Mr. Bliss said they're all available on line and they can be printed. Mr. Bardwell said the SAU has a set and he got a set and was poking through them. He just wants the basics answered and if they are all done and it ends up there is all kinds of money left, then fine. Mr. Bliss said they are in great shape because they have a lot of money and if they want to do more investigating to make sure, they're covered. Ms. Grady said when he's talking about they have more money; they've got to make sure the roof and the plumbing are priority. When they do that then they can say it was checked and this is what happened and this is what we have left for money. If they have to do something with the roof or plumbing, they're not going to have plenty of money left. Mr. Bardwell said they talked about not taking the floors up too; didn't they talk about not talking about taking the floor up in the gym. Mr. Bliss said that is included in their budget right now replacing the floor because of the asbestos. He knows at WPS they had the same issue and do they take the floor up and replace the mastic because they had issues scattered throughout. He remembers Ms. Grady being very strong saying, "I don't want to leave this for a future JBC, why didn't those guys deal with it," so it's included. Mr. Carrier said it's in the mastic and not the tile; the tile is VCT, composition tile or VA (vinyl asbestos). Mr. Bliss said none of the tile they found has asbestos. It was only the mastic under the tile in the gym and they inspected an area under the stage. They pulled up carpet here because they thought it was put over mastic but the test was clean. Mr. Carrier said he remembers because he put that floor in. Ms. Bliss said they lifted up a tile and scrapped off a sample,



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had it tested and it showed positive. Ms. Weston said because they know there is mastic underneath, are they required to replace it. Mr. Bliss said the issue is if it's covered it's not an issue but once you take it up and it's exposed then it's an issue. Eventually when that has taken place, you're exposing the mastic and have to deal with it. Mr. Burke said it's no different than what they did at WPS in spots. Mr. Bliss said they can put another floor over it but the top layer is only as good as the bottom layer and it should be dealt with now. Mr. Bliss said if you leave it as is, the next AHERA inspection, which is done every 3 years, they know the mastic is there because of the recent report. Previous reports stated it could be there so it's best to get it out now and that has already been encumbered.

Mr. Bardwell said he really doesn't know how the board wants to move forward, do they want to take these home and look at them and come up with something else or agree that if all their investigation shows that there's adequate money to do the addition to go forward with that but make sure that they have all their basis covered. They have to come to a comfort level and let the architect and the builders get the hard numbers so they know where they are going. Mr. Bliss said they have hard numbers for the vast majority of the work that needs to be done that's number one. They're asking for hard numbers on a couple other areas, the roof and major plumbing run. Mr. Bardwell said that's just to make sure the plumbing is all set. He said they need to make sure they don't have any surprises. Ms. Mebert asked didn't they already have the plumbing engineering done at the beginning. Mr. Bliss said they did, but in terms of inspecting the existing pipe that they may be reusing, he doesn't believe they looked at it to say is it deteriorated to such a point that it needs to be replaced. Mr. Bardwell asked Mr. Bliss what he thought on the total of the water side. Mr. Bliss said he thinks the engineers have done their job. Mr. Bliss said they have produced the plans so they have dealt with issues of needs, engineering and code requirements. They have a building permit based on Phase 1; Mr. Bardwell said they don't have a building permit for Phase 2 because they are up in the air. Mr. Bliss said they haven't signed a contract because they don't know what they are doing; they don't even know what it's going to be. Mr. Bardwell said it's not on the plan as far as Phase 2 as far as the plumbing being inspected and report. Mr. Bliss said Mr. Bardwell is asking about the building department looking at the plans as they stood; he doesn't think that's happened. They have a permit for Phase 1. Mr. Bardwell said their architect and engineers for Phase 2 should have those questions answered before they just blow it away and say they're all set. Mr. Bliss said if the issue is the level of comfort, they should make a list of questions that would satisfy their level of comfort. You can't get these questions answered unless they're asked. Mr. Bardwell said they are all lay people and they are the experts, they're supposed to be saying to them no problem with the pipes on the feed and so forth. They shouldn't have to generate all these lists of questions to make a comfort level; that's they're job. Mr. Bardwell said if he hired an architect he better do all that or the job isn't done; and you're saying it hasn't been done for Phase 2. Mr. Bliss said all the engineering has been done for Phase 2, the plans are complete. Ms. Grady said she asked the architect from the very beginning if plumbing involved in this figure included Phase 2 and he said it didn't. That's when they started talking about changing the toilets and what not and what that was going to cost. To her that's not where the plumbing stops; there's a 50 year old building with 50 year old plumbing and he's not included that in their figures. When you renovate, you're doing the electricity, plumbing, sprinkler and any other major items that need to be brought up to date. Who's going to be responsible if they're telling them the plumbing is fine and 2 years down the road the plumbing isn't fine. Mr. Carrier said from the street in to wherever the termination point is; do they have a 2" main coming in. Mr. Burke said a 4" domestic comes under into the tunnel under the dirt floor. He stated the sprinkler was brought in separate several years ago. They tap into it at the boiler room the way the plans are drawn right now. He can't think of a piece of plumbing pipe that they're really reusing other than the 4" under the dirt floor in the tunnel to the boiler room. Over Christmas vacation they ran all the piping to the new addition above in the attic space. Mr. Bliss said that's all overhead and the new addition gets a separate sewer line. Mr. Bardwell said so basically water and sewer comes in right around this area. Mr. Bliss said they have a service tunnel right down this corridor that branches off. Mr. Bardwell asked if they can get in and see the pipe



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in the service tunnel; Mr. Bliss said they can. Ms. Weston said they're talking about spending \$1,500.00 to put a camera in and asked where they would put it in and how far would it go. Mr. Bliss said through a toiler and everything would be seen. Mr. Burke said ordinarily it's not done unless there is a problem with the sewer. He's seen the pipe and it's in good shape. Mr. Forsman asked if the abatement people went the length of the tunnel; Mr. Burke said they did and he did too. Ms. Weston asked if they should bring it up at their next meeting about the camera. Mr. Carrier said as the JBC, said that's a sub-contract item and the City of Dover does. Mr. Bliss said they don't want to work with them. He said for WPS they hired a private company. Dr. O'Connor said they are reluctant to work with the school; Ms. Weston asked why. Mr. Carrier said they could do it for a lot less money. Dr. O'Connor said it's their cost and time and they feel strapped on projects, why would they want to take on school projects. Mr. Carrier said it can be subbed at an actual cost with money transferred from city side to school side and it can be done for much less than \$1,500. Ms. Mebert asked why they were doing this; Mr. Bliss said to test the existing sewer drain. Ms. Weston asked what the cost would be to ask the city to come do the sewer thing; Mr. Carrier said they would have to ask Doug Steele. Ms. Grady said they spent \$20,000.00 for a look at CHPs so what's wrong with \$1,500.00 to check the plumbing. Mr. Bardwell asked to go back to the architect and engineers to see if they looked and inspected the pipes. If they have, see if they'll give them a letter, stamped saying the lines are fine so they don't have to do it again. Mr. Burke said they can't answer that but it's worth a question to them. Mr. Bardwell said he doesn't want to redo it if it's been done, put it in a report they put their PE stamp on it and let's move forward. Mr. Bliss said they have the roof and plumbing and asked if there was anything else. Mr. Bardwell asked about electrical and asked if the electrical distribution was one of the main problems in the building. Dr. O'Connor said there is ample power for the building it's the distribution within the building. Mr. Bliss said along with the layout within the rooms. Mr. Bardwell said if that's been addressed give them a report so they can move forward; the same with the drops for the computers. Mr. Burke said the architects was going to take the ideas that they had on what the needs are and then come up with a basic standard set for all teaching rooms. Mr. Bardwell said if they get the rudimentary things done, they should get a clean bill of health.

Mr. Bardwell said there's going to be an up-charge on the windows because they had to increase the size for CHPs and/or the light factor and they don't know what the CHPs up-charge is going to be on the other things yet. Mr. Bliss said this came up at the last meeting when the architect said he doubts they're going to spend \$180,000.00 extra that they're getting for the budget for the CHPs. Ms. Weston said even though they applied for CHPs, there's no guarantee that the money is going to get paid back. Mr. Bliss said they'll have a higher performance school; it's not all saving energy. He thought he said they were entering this phase of getting the money from the State at an early enough time that they should be good. Ms. Weston said not that they would be he hoped. Mr. Bardwell said then you have the solar and he doesn't know if they're going to come back and say they'll have to structurally improve the roof or not; he doesn't think so because it used to be tar and gravel. Mr. Carrier said there were major repairs on the fascia dealing with a lot of rot. He's not sure if it went around the perimeter but he knows they had a lot of problems out front. He's bringing it up is if it was part of the fascia then it was detected because part of the edge of the roof may have been failing. He's concerned there may be other parts that are just on the verge of the same thing happening. Dr. O'Connor said all fascias were replaced on the two main wings. They had to redo 6" spots where they had to go right down to the metal decking, cut it out, put new decking in because it had been rotted through. Ms. Weston said hearing this whole conversation she keeps hearing they have plenty of money; herself personally just because they have the money to spend doesn't mean they have to spend it all. For her, she's been adamant about going up to the school in Rochester looking at their setup, looking at their design, what works, what wouldn't work, what was cold and not welcoming. But they're getting down to the nuts & bolts of the whole thing and she would really hope that the architect could come back with something that shows the nurse in a different area, change some doors around, see if they could redesign the



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admin without an addition first. She said she has a hard time visualizing it not working and asked if they really need a conference center. Mr. Bliss said if you go back to WPS there are 2 conference rooms larger than this one in WPS. Ms. Weston said go to City Hall they have a conference room here, a new conference hall where the clerk was; how many conference halls do they need and asked if it's really needed. Ms. Grady said a conference room may not be a space needed presently, but if your population and building increases, those conference rooms can become classrooms. Dr. O'Connor said a conference room would never become a classroom because there isn't enough square footage; you need 800 sf the conference room is half that. You could move a special ed teacher in there; you could move ESOL or something like that. Ms. Weston said she'd be the first to admit going into Mr. Forsman's office, if she was a parent and they had admin or guidance people coming in; there's no room to have a meeting and asked where he would have something like that right now? Mr. Forsman said he doesn't have another place. He has to steal academic areas in order to have meetings. Mr. Forsman said he would like to make a comment about the conference room. He said currently, they in an active classroom for IEP meetings which are confidential meetings and they have no other place they can do it. People are coming in and out all the time. There is a second special ed teacher that comes and works at her desk, they have another teacher working with students and a paraprofessional working with students. Ms. Weston said that is totally inappropriate. He said that is why he feels strongly about a decent size conference room. It can be used for so many other things. He's not happy with that as a professional but that is where they have to make the decision and he's not trying to influence them, but that's his opinion. Ms. Weston said as a parent she wouldn't want all those people walking in and out of a private meeting.

Ms. Weston said she has to go along with Mr. Bardwell, she thinks they need to take his drawing and look at it, but she's not sure how they are going to get measurements and square footage on what they'd save, what a cost savings would be. Ms. Mebert said they have an estimate on the cost per square footage. Mr. Bliss said you can take the square footage and take the price and say that's what it costs. It will be more expensive per square footage if you reduce the size of the administrative area. Potentially to get a design from the architect, to get a price, you're going to have to pay them to produce that. Mr. Carrier said if you take around \$200.00 sf at 1,700 sf you're at \$350,000.00 for the bump out. Mr. Bliss said that's in line with what BPS came up with. Ms. Mebert said she thought they were figuring around \$150.00 sf. Mr. Bliss said the vestibule increased in size from approximately where it is and extending it out to the wall. It's moved forward and made bigger, so it's almost 15' out to the face of the gym. Ms. Grady asked if the lobby was increasing; Mr. Burke said yes, but not much. Mr. Bardwell asked if that was a bearing wall; Mr. Bliss said it's all taken care of. Mr. Bliss said the architects have repeatedly made the point at meetings that the loading coming off the gym coming through the front door or coming into the school with a narrow corridor going both ways was not something they recommended. Mr. Burke brought out his plans where he highlighted areas showing existing walls and changes they were planning on making and explained what changes are being done. Mr. Burke said the safety thing is the congregation area, functions in the gymnasium where everyone isn't going to funnel out into a small hallway. Ms. Mebert asked if anyone remembered having the 50<sup>th</sup> anniversary party. She said there were a lot of people so it was uncomfortably congested out in the foyer. Ms. Grady said when they added the café; a whole new entrance was added by the gym so there is an additional exit to leaving the gym. Ms. Weston said before that was put on everyone would funnel out into the foyer. Ms. Weston said during the 50<sup>th</sup> party 2-3 years ago, were those doors there? Ms. Mebert said they were there. Mr. Forsman said the PTG uses the foyer for a lot of things. Mr. Bardwell asked how they can coordinate to get the figures they think they want from the architect for what kind of a layout so they can start to move forward. He thinks they need to take Mr. Forsman and Dr. O'Connor's input in this functional layout of the building even though the JBC has final authority. They have to listen to the users of the building and that's been his push from the beginning. Let's get all the ideas and put them together and all agree and let the users agree that this is a good layout. Its time they unify as a committee and get some of these things behind them. Ms. Mebert said they've heard



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Ms. Grady say that the current users aren't going to be the future users, but she thinks they can all agree that the current users have a lot of experience in education. Ms. Weston said she understands what Ms. Mebert and Mr. Forsman are saying about the usage, but they have to figure out what is needs and wants. She believes that if everyone looks at the plans, she can understand the librarian wants a larger area for checkout but that could possibly be scaled back to be made functional. **(RECORD NOTE:** Carolyn Mebert left at approximately 1:30 p.m.) They'll take the users and their experience and try to decide which ones are wants and which ones are needs and see if they can incorporate it. Ms. Weston said she wants to know their costs and every cost they had at the last JBC meeting. If they can get something in writing with a PE stamp stating the pipes are done and fine, then they would be more sure on their figures. She thinks it would be very helpful if everyone could have a copy of Mr. Burkes plans because she's a visualization person. Mr. Bliss said it doesn't reflect the recent sketch, it reflects the original layout. Mr. Carrier said usually on an architectural plan, whatever the new rendition is it would show the old layout. Mr. Bliss said they basically have the demolition plans to show where it was and a new plan showing where it will be, but Mr. Burke made this for his own use. Mr. Bliss said they could transfer that information to the layout the architect gave them. Mr. Bardwell said the point is they haven't done the foundation of the supply; all utilities, the electrical and they haven't fixed the roof. Mr. Bliss said that's the list, that's something different. Mr. Bardwell said that wasn't in the bid and Mr. McBey even said so. He said Mr. McBey said it was to do the roof in this area and everything else was very minor. Mr. Bliss said he thinks they can get those numbers on that. Ms. Weston asked about the cabinets. Mr. Bardwell said he would like to see prices on plywood cabinets; they make them standard with either plywood or particle board, why can't they get that. Mr. Bardwell said there's a new daycare down on Pease and their cabinets are plywood because particle board doesn't last. Mr. Bliss said they have quotes on the cabinetry; they have the prices if they want to increase the cost on the cabinets. Mr. Bardwell said he'd rather spend \$40,000.00 on cabinets today then come back 3 years from now and spend \$80,000. Mr. Carrier said the one thing that he sees in the big picture is this design and the wants and needs of the future of this school—this is the future, this is keeping up with the times. Mr. Carrier said in what's been put down here and what he see's is that a lot of these are needs. These are things above and beyond privacy and keeps up with the times that we have. You need rooms to work with students 1-1 and to have private conferences and stuff like that. Lobby area, again he was here for the 50<sup>th</sup> and they need the space. Ms. Weston said her comment was how often do they have that many people here; are you going to put on this big space because you're going to use it once or twice a year. Mr. Burke said just to point out it's not going to be a heck of a lot bigger than it is now. Mr. Bliss said there will be more volume to the space because they'll have a skylight with a higher ceiling and natural light.

Mr. Bardwell asked how can they summarize this so the design team knows what direction to go? Do they have to wait until they get all the utility and roof costs first? Mr. Bliss said again, they know where they stand in terms of the budget; you add things here and there you put all those prices together and you have a new budget. Mr. Bliss said they have the roof, plumbing, electric in the classroom and the IT. Ms. Grady asked in the mean time how long is it going to take BPS to do the 6 classroom addition, because no kids are going to move out of here until that is completed. Mr. Burke said it's going to be more towards the end of May before they are able to use it. Mr. Bliss said Mr. Burke has a plan for once the addition is done; some work can be done in advance of it. Ms. Grady said she feels they have around 5 weeks to take a look at this area and play around with it and come up with a decision and the figures. Mr. Bliss said however, that's a little project and the intent was Phase 1, then Phase 2 as soon as the money becomes available from the City so that work can be going on here. If you decide to start that, finish that and start over here, the one year length of this project is stretched out and that will be an additional cost. Ms. Grady said there's not a lot that can be done while kids are in the building. Ms. Burke said they have some basic plans. Ms. Weston asked if he could go over what could be done while students are there. Mr. Burke pulled out his plans and explained to members where they



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would begin working and moving non-essential rooms to start the demolition/renovation. Mr. Bliss said there is a tremendous amount of structural work, the core of Phase 2 is happening right now over head. Ms. Weston asked what happens to the café; Mr. Burke said they would feed the children in the gym. Mr. Forsman said they would make that into a multi-purpose room. Mr. Forsman said basically the schedule is set so during lunch time there is no gym activity so they wouldn't be interfering except for one class. They would be able to continue to have PE class in the gym right after their last morning class set it up as a lunch room and get that done and break it down, clean it up and get it ready for gym. Ms. Weston asked if that would be the same time frame; Mr. Burke said yes. Mr. Bliss said essentially its piggy backing the construction happening out here with Phase 2 so that the whole construction period can be shortened and the construction manager's fee won't be stretched out. Mr. Carrier said that makes sense; plus there are certain systems here that can't function until they have certain things done in here. Ms. Grady said the State said they can't move the kindergarten rooms out of where they currently are. Dr. O'Connor said the State said they can, they just won't be able to get the 30% reimbursement for that small renovation cost. He stated Ms. Verville gave them the cost several months ago. Ms. Grady said before they start doing this, don't they have 5-6 weeks. Mr. Bliss said he was planning on starting that in November, but because it's been delayed because of financial reasons. Mr. Burke said they need to do this as early as possible so that they could guarantee them back in by September. Ms. Grady said this can only happen if they have the money and said for them to look at their plans and see if they can do something else because this has to be decided on cost. She has to check it out because she sees it as 1,800 sf of new construction and that's not the way they presented it. All that was said was they were going to push the wall out; no one said about all that much new construction and when they brought it to the board and council they were told 6 room addition and renovation and that's the question she has. Mr. Burke said the problem with that is they hate to start into something without a complete plan. There are so many structural issues going on. Mr. Carrier said it really has to be a complete package and you have to expedite certain things sometimes so you don't remobilize. Ms. Grady said they have to do what Mr. Bardwell said and get the costs for the plumbing and roof. She said someone said the toilets were going to cost \$300.00 someone else said \$600.00; you don't know what you spent. Ms. Grady said come back at our next meeting and tell us who checked out the plumbing, what they felt was needed, if we don't need anything great and get the exact cost for the toilets. Mr. Bardwell said there's going to be an up-charge on the windows, there's CIP hearings coming up to take and re-appropriate money for the bond here because that's why they couldn't sign the Phase 2 contract. They couldn't authorize it without the re-appropriation. Ms. Weston said the public hearing is tonight and the vote is January 27<sup>th</sup>.

Ms. Weston asked if they can get the stamp of approval from the architect or engineer. Mr. Bardwell said why can't they get a signature saying everything is fine so they can go forward. Mr. Burke said that's what the mechanical engineers do behind the architect. Mr. Bliss said they have done it. Mr. Bardwell said if they have that in their file; just send them a copy of the letter. Mr. Carrier said they couldn't give a stamp of approval to move forward on the new addition because it's tied in together.

Ms. Weston asked Mr. Bliss why Dean Peschel put in that thing in they received in their packet. Mr. Bliss said when they met with the conservation commission, they talked about rain gardens, and water barrels because they didn't want water to be leaving the site. They should have looked at the whole site of the school and dealt with all the water that may be leaving the site and getting into the brook which is stressed and has various issues. They took care of 40% of the site related to the addition by putting a retention pond in. You have storm events that rush into the brook and the retention pond holds it and gets it to the brook more slowly. They talk about the possibility of educational demonstration on rain gardens and rain barrels at the school and then Dr. O'Connor said he would look at it. Dean Peschel presented a structure that does some of that filtration aspect. Rain garden water sits percolate into the soil but HSS soil is clay and nothing percolates. They talked about ways of reducing the amount of water going into the



DOVER SCHOOL DISTRICT

## JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Special Meeting
Meeting Location:	Horne Street School - Foyer
Meeting Date:	<b>Wednesday, January 13, 2010</b>
Meeting Time:	<b>12:30 pm</b>

retention pond and then eventually into the brook system. The expense seems to be well over what gain they'd get out of it.

Mr. Bardwell asked if they could look at the stage and get a yea or nay. Mr. Bliss said the plan was to remove the stage and make storage for band and in the back corridor make the gym office because they currently don't have an office. Then take the back corner and corridor for OT/PT office. If they left the stage they would need to find space for the offices and storage. Mr. Forsman said they are always struggling for storage space. Mr. Bardwell said a temporary stage relieves area but how many people does it take to put it up and how long would it take. Dr. O'Connor said it should take only 2 men about 1 hour or less to put the risers up. Mr. Forsman said the size of the band and chorus doesn't fit on the stage and they use the floor. Ms. Weston said the motion to remove the stage failed and she's been researching schools and has found a lot of them are getting back into the arts. For her, removing the stage is a mistake and if they keep the stage they still have to make it ADA compliant. Mr. Forsman said he would love staff to use the stage; when he was first here he spent several days cleaning off the stage and then was told it works better on the floor for the size of the band and chorus. The after school program did use the stage once for a play they put on at the end of the year. Mr. Carrier suggested cutting back on the stage by about 12', put in a back-drop wall and have storage behind the wall. Mr. Forsman said he liked that idea. Dr. O'Connor said there are 2 issues; stage and storage. The current condition of the school there is no storage and they have to find areas. The initial thinking is to address storage over the arts. However, the current suggestion fixes both areas. Mr. Bardwell asked if there was a consensus to go back 12' and put a wall up to make storage area behind the wall and make it ADA compliant. Mr. Carrier asked Dr. O'Connor what his vision was. Dr. O'Connor said his recommendation is to remove the stage because its rarely used. However, Mr. Carrier's compromise is great. They could put up plywood with insulation; however, they have to remember they would need to redo all the lighting on the stage. Ms. Grady asked why system wasn't doing something on the arts. Dr. O'Connor said to keep in mind the district is in need of help and students aren't tested on the arts. Mr. Forsman stated that just because the stage isn't being used it doesn't mean they aren't doing arts. Mr. Carrier said they could also save money by removing the windows in the back of the stage because they're not really needed. All agreed they liked the idea of putting a back-drop wall up leaving the front of the stage for use.

### **Other Business:**

**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.

**Adjournment:**, Ray Bardwell moved, Robert Carrier seconded to adjourn meeting at 2:30 p.m. An oral **VOTE PASSED: 5/0**

Respectfully submitted,

*Karen Weston/pb*

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