



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – **Horne Street School**
Meeting Location: Horne Street School – Staff Room
Meeting Date: **Thursday, March 4, 2010**
Meeting Time: **5:30 pm**

MEETING # 85A

- A. CALL TO ORDER:** A meeting of the Horne Street School Addition & Renovations Joint Building Committee was called to order on Thursday, March 4, 2010 at 5:35 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 (by teleconference). Also present were John O'Connor, Superintendent; Laurie Verville, Business Administrator; Malcolm Forsman, Principal-HSS; Michael Bliss, Clerk of the Works; John Urdi, Dennis Mires P.A.; Rob Garand, Project Manager-Dennis Mires, P.A.; Keith McBey, BPS and Catherine Cheney, City Council/Resident.

Horne Street Elementary School

- C. Public Comments:** There were no comments.
- D. Presentation of scope by Dennis Mires, P.A.-The Architects and Bonnette, Page & Stone on scope of work:** Mr. Urdi said he tried doing what the members wanted and when he's going over the scope if something isn't clear to let him know. When he's finished with the scope he hopes they can get to the administration area and library and then if time permits the colors for the tile flooring and the walls. He asked Mr. McBey to let him know if he says anything wrong during his presentation. He began with the 6 classroom addition wing and said the colors that are showing on the floor is something they are working on and nothing is set in stone. All classrooms will have cubbies, millwork, upper and lower cabinets, suspended ceiling, all electrical outlets as requested, a TV port, and an outlet in the ceiling for a projector. The existing classrooms will be revamped in a similar way with new cabinets, stainless steel sinks, new drop ceiling, light fixtures, and electrical. New rooms the walls are 12' with white boards and tack boards (cork) on the walls. Mr. Bardwell asked if the suspended ceilings would cause any issues with the sprinklers in the existing classrooms. Mr. Urdi said he doesn't have any fear of the pipes freezing even though there is heat loss in the area because the roof is insulated. He doesn't see any other issues that could come up. There are new windows throughout, suspended lights and ceiling and all new mechanical. Mr. Bliss asked if the new windows were CHPs size; Mr. Urdi said they were. Mr. Urdi said the existing classrooms are similar with a new wall system. Mr. Geuther asked if some areas were going to have abuse resistant board and other areas not. Mr. McBey said there isn't any. Ms. Weston asked what abuse resistant board was; Mr. Urdi said it's a harder material than regular wall board so it's harder to put a hole in it. Mr. Bliss said they used it at WPS below the Wainscoting. Mr. Garand said there are 2 layers of board between the classrooms for sound. Dr. O'Connor asked if there was a heat source under the windows; Mr. Urdi said there was. Mr. Forsman asked how high up the radiators went; Mr. Urdi said they are 18" high. Mr. Urdi said it wouldn't hurt to put it in the hallways if that's what the members want. Mr. Carrier said it would be nice to have it in the existing hallways and under the boards in the classrooms. Discussion took place on the size and if it could work under the boards. Mr. Urdi asked Mr. McBey if 4' could work; Mr. McBey said it could. Ms. Grady asked if he wanted them to give their feelings as they come up; Mr. Urdi said he did. Mr. Urdi said the labor would be the same putting up the abusive resistant board; the cost would be for the product. Mr. Geuther said he would like to suggest they make a list and then make motions; all agreed. Mr. Urdi said it's a typical layout for the new and existing classrooms. Mr. Geuther said the new classrooms didn't have the sloped ceiling. Mr. Urdi said they did slope because of the bar joists. Mr. Urdi continued with the existing classrooms and said they were going **take out the fiberglass panel and soffit and rebuild with** gypsum board and have access panels in every room so people would have access to the equipment in the ceiling area. Ms. Weston said the report from Mr. Bliss said he considered it over kill having one per classroom. Mr. Garand said he would have to check with the mechanical



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engineer on what's needed because he thought space was very tight to move around and that is the reason they were putting one per room. If they can use only 1 access panel for the area they will. Mr. Geuther asked if the suspended ceiling was 2'x4' or 2'x 2'. Mr. Garand said the ceiling looked like a plank system with a 2' x 4' plank every 6" divided and sloped. Dr. O'Connor said he knows the existing rooms are going to get new paint and said his concern is with the 50 years of paint on the door frames and asked if there was any way to strip them and repaint. Mr. McBey said he was going to work the doors like at WPS and have them look clean. Dr. O'Connor said he's thinking of teachers pulling tape off the frame or it gets chipped and reveals old paint. Mr. Urdi said they can chip, blast or grind the paint off, but whatever one is chosen it still needs to be prepped and if you replace the frames you have the cost of the frames and the labor to do the work. Mr. McBey said they could prep the frames using a bond primer and the new paint would stick harder to the primer. At WPS all they did was prep the frames and put 2 coats of paint. Mr. Urdi continued with the existing 4 classrooms that are newer and said there would be limited work done. **A question was** asked if they were going to rework the ceiling. Mr. Urdi said they weren't doing anything with the ceiling. However, the flooring outside will be redone to go with the rest of the building. He said they are still looking into possibilities to circulate the heat from the boiler room. Mr. Geuther said as it stands in the current scope the boiler room windows stay; Mr. Urdi said yes along with the 4 rooms. Mr. Urdi continued to the library/court yard area and stated the windows would be remaining. In the first grade wing they will receive all new windows and wall. They aren't doing anything in the new art and music rooms except the possibility of additional sinks for the art teacher and storage for both rooms. Mr. Forsman said his conversations with the teachers they said the toilets weren't needed and thought that space would make a great storage area and the art teacher would like 2-3 sinks. Mr. Urdi continued to the café and said there are no plans on doing anything in that area. Mr. Geuther said the 2 rooms that were just redone, are they going to match what their putting in; Mr. Urdi said no. Mr. Urdi said the café is currently an off-white color and said some of the walls could be painted to add color; he thinks it could use it, but other than possibly repainting the café it's staying as is. Mr. Forsman asked about the wires that are handing between the boys' room and the café and asked if they could be put in runners to make it look better. Mr. Urdi said he would need to look at the area but believes it's that way now because there is no ceiling that they can attach anything to. Ms. Weston said they aren't doing anything with the café, but currently it's been made into classrooms and asked if they would be doing anything after the walls come down. Mr. Urdi said any damage done they will fix. However, he did notice some of the insulation has come off some of the pipes and should be fixed. He said nothing is being done to the lobby area between the café and gym. The gym is going to be refaced and acoustical panels will go up. New lighting, flooring is still up for discussion, storage is now behind the half stage and the offices have been reworked now the stage is staying. Mr. Geuther said the existing scope has the floor being replaced with VCT and asked what is replacing the translucent panels. Mr. Urdi said new Kalwall and pointed out that one side is higher than the other. Dr. O'Connor said he thought those were replaced when they did the roof. Mr. Urdi said they don't look like they have been because they are very yellow. Mr. Geuther asked if the product has improved; Mr. Urdi said they have and are now a polycarbonate. Ms. Weston said she has concerns on what Mr. Bliss wrote in his report that Carter's super had concerns about the potential for the sprinkler pipes to freeze up. Mr. Urdi said the Tectum panels will conceal the screw heads but the sprinkler heads will still be showing. He said looking at the sprinkler system it goes the length of the gym on both sides. There's 6"-8" of panel space between each and there is insulation in the roof so he's not concerned with the sprinklers freezing. Mr. Forsman asked about cleaning the upper side panels and how would they get up there to clean. Mr. Urdi said they only have around 8" clearance and dust will get on it but he can't say how long or how much there would be before anyone can see it. Either way it will be very difficult to clean because of the tight space. Mr. Urdi moved to the library and said there will be new framing walls, floors, windows, mechanical and electrical. Mr. Urdi said he created 3 blinds around the gym; the main entrance, entrance between the café and gym and doors going to the first grade wing and they all have separate means of



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gress. Mr. Geuther said the brick and gym doors remain. Mr. Urdi said yes. They did discuss the gym doors but it's not part of the original scope. Mr. Geuther said they are already working in area of original scope. Mr. Urdi pointed to one of the walls to the library and said they could put a trophy case or glass case in this area for displays if they wanted to. Mr. Geuther asked what kind of flooring was being used in the vestibule; Mr. Urdi said because of CHPs it's going to be Pedimat. Mr. Garand said there will be one coming into the building to take dirt off the shoes, then another walk off mat to take off more dust and a third inside. Mr. Geuther asked if the front of the building was going to be the same as what's there. Mr. Urdi said the doors are set back, new opening, new Kalwall and brick infill for the gym and the administrative area pushed out. Ms. Grady asked if the skylight was figured in; Mr. Urdi said it was. Mr. Geuther asked if the Kalwall was doubled; Mr. Urdi said its 2 3/4" thick. Mr. Geuther asked if they changed the windows to double hung or casement; Mr. Garand said they haven't touched the windows in the administrative office until they get more information on what's being approved. Mr. Urdi said the windows in the gym are fixed. Mr. Carrier asked how high off the floor were they; Mr. Garand said 3 feet. Dr. O'Connor said that's the way they are already. Mr. Urdi said by right the windows should be tempered. Mr. Carrier said his concern is if they put in the hardwood floors it will be open for more rec use, which could be older kids or adults and his concern is someone could go through the glass. Dr. O'Connor said it hasn't happened to this point. Mr. Garand said as part of CHPs, the gym has to be available to the community. Mr. Geuther asked what the advantage was to keeping the windows. Mr. Urdi said light then said they were in agreement that the windows should go higher. Mr. Geuther asked what was on the walls; Mr. McBey said up to 8' is CMU that will be painted and above that is the acoustical board. Ms. Grady asked what was on the other side. Mr. McBey said there will be mats on the wall. Mr. Urdi said existing brick panel on the other end (stage end) and there's not much they can do; it's staying as is. Mr. Geuther asked about the windows in the back of the stage; Mr. Urdi said those are gone because they were in bad shape and single pane. Mr. Urdi said that is what he sees as the scope unless there's something he missed. No one had anything else.

Mr. Geuther said the current scope has new sinks and toilets; Mr. McBey said that is correct with the exception of the area between the café and gym. Mr. Garand said they are going with a 1.28 toilet because he talked with a lot of people who had problems with the other toilets because they weren't being used right. Mr. Geuther said they're not auto flush or auto on the sinks; Mr. Urdi said that was correct. Mr. Geuther said all exterior doors were being replaced; Mr. Urdi said yes. Mr. Geuther asked about the doors that used to be in the corridors; there are no doors but the frames are still there ones near the addition do those get taken out. Mr. McBey said he had it figured in to take out. Mr. Forsman asked if there was ventilation in the kindergarten bathrooms; Mr. Urdi yes. Mr. Urdi said the inspector has approved the existing bathrooms with no drains. Dr. O'Connor asked if one of the bathrooms was going to be handicapped accessible; Mr. Urdi said he has them throughout the building just not in kindergarten. Dr. O'Connor asked if that could be put on the list to see if they can enlarge one of the bathrooms and make it handicapped accessible. Mr. Urdi said it shouldn't be a problem they just need to pick the bathroom and it can be revamped. Mr. Carrier asked if they could put a door from the corridor to the bathroom to reduce foot traffic in the classroom. Mr. Urdi said it is a possibility depending on the layout; but there are also some ramifications. Ms. Grady asked if someone could explain the 2 rooms for the kindergarten. She said the letter they got from Concord said they are going to lose \$3,500.00 a year if they use the new space for kindergarten correct. Ms. Verville said they had that roughly worked out. Ms. Grady said if they use the 2 rooms and make them 1,000 sf they're still going to lose the money. Ms. Verville said that is correct because they are only swapping/changing locations. Ms. Grady said they're putting on 6 classrooms but are losing 2 which mean they are only gaining 4 new rooms. Dr. O'Connor said not to look at them as 6 blocks. Ms. Mebert said the School Board knew this from the beginning. Dr. O'Connor said if they put kindergarten back to where it was they still need 2 more rooms. When remodeled they need to bring them up to state standards. Mr. Urdi asked if there were any further questions on what they see as the scope. Ms. Grady said



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when they come to the library and wiring, they need to look at the next 5 years and what the need may be because schools are becoming more technological and less books. She's just asking when they're setting up the technology wiring they consider future use. Mr. Urdi said to be able to do that they already talked about the hub room for all the technological wiring.

Mr. Garand said they are looking at the original scope with scheme 1, 2 & 3. Mr. Geuther said right now he wanted to know if finished ceramic were in the bathrooms now. Mr. Urdi said they will go 4' up with tile then gypsum board rest of wall. Plumbing inspector said they needed to make stalls and put in urinal screens. Mr. Geuther asked if floor drains were there; Mr. Urdi said there was. Mr. Garand said they're changing fixtures, not location. Mr. Urdi said the inspector wanted screens and that is what they are showing. Mr. Geuther asked if they needed that many; Mr. Garand said this was the only "gang" bathroom in the school. Ms. Mebert asked what was happening with the staff room they were currently in; Mr. Garand said it was going away. Ms. Grady said the staff bathrooms are at just this end of the building. Mr. Urdi said they are creating new toilets in the addition, it doesn't mean staff can't use them. Ms. Grady asked if there was another area to put another bathroom. Ms. Weston said if they need to the staff can use the student bathrooms. Ms. Grady asked if they could turn the storage room at the end of the 4th grade wing into a bathroom. Mr. Geuther said it would only be helping out those 4 rooms. Mr. Garand said they made the woman's room larger and took space from the men's room. Mr. Forsman said the women's facility the staff uses now and they also use the bathroom in the nurse's office. Mr. Geuther said he thinks Ms. Grady's concern is with the location versus the number. Mr. Forsman said when the teachers take their breaks the bathroom is in path to the teacher's room and office. Mr. Carrier said if they add a handicapped bathroom in one of the classrooms, the teachers could use that. Mr. Forsman said the small wing in the front of the building, the teachers use the bathroom in the nurse's office and there haven't been any problems. Mr. Geuther asked if he could give a little more on what's being done with the electrical and stated the classrooms are already tripping the circuits so what's being done to correct that. Mr. McBey said he's met with Long Champs and they are working on the power needs. Mr. Urdi said they are looking at 2 receptacles for each wall. They are also going to put electrical in the center of the rooms in the ceiling for projectors. Ms. Mebert asked if a decision has been made on wireless. Mr. Garand said they need to get with their engineer and get costs. Ms. Grady said if they go with the outlets will they have protector covers. Ms. Verville said it's not a code requirement. Ms. Grady said its state requirement for preschool. Mr. Urdi said he will check the code but doesn't believe it's a requirement. Ms. Verville asked what the time frame was to get the cost from the electrician. Mr. Garand said after this meeting they will talk with him and for a typical classroom he's hoping to have something by next week. Mr. Forsman said they only talked about the classrooms and not the central area. Ms. Weston said she's ok with the scope but she's combined a list that has blank numbers like the catch basin with the 8" pipe to the retention pond, do they have a cost yet. Mr. Geuther asked if they could wait to go over that information until Mr. Urdi was finished with his report. **(RECORD NOTE: Dr. O'Connor left for a previous engagement at 6:30 p.m.).**

Mr. Urdi said for the administrative and library he gave 3 schemes; the original space, and what they wanted larger and smaller. Mr. Bardwell said he hears Mr. Urdi is going into the schemes and stated he has some concerns with the up costs. They don't have a final cost for roof (1-3), there's an up charge for the gym floor, library floor, any fixes to sewer line after the scope; boiler room with the excess heat, windows changes to the floor plan for the administrative and library, split air for the IT/Hub rooms, existing gym front doors, asbestos glue, electrical outlets – under scope, dry rot, electrical consults for the stage, and Dec-Tam abatement. Before deciding on scheme 1 as a definite, he feels they need to get these costs. Ms. Weston said they all agreed to scheme 1 as long as there was enough money. Mr. McBey said he thinks now is the time to nail down what they want to do. He said there's nothing alarming on the list Mr. Bardwell just gave; the worst would be the wood floor and that's not a definite on



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being done. Mr. Bliss said they found a portion of the sewer line under the corridor that needs to be replaced. Mr. McBey said in the tunnel under the corridor; Mr. Bliss said yes. Mr. McBey said this summer they are going to be cutting into the floor anyways so getting access to fix the pipe shouldn't be a problem. They will need a steel structure to support the system and this could be done out of contingency money. He still doesn't see anything significant except if they go with the wood floor in the gym. Ms. Weston asked if they scoped to the manhole in the road; Mr. Bliss said he believes they did. Ms. Grady asked if he had their report; Mr. Bliss said he hasn't seen it yet, but will ask for it. Ms. Weston asked why there's only the one hallway and not another area. Mr. Carrier said the entire piping is 50 years old and asked what the percentage was that the other areas are good for another 10 plus years. Mr. McBey asked if they are asking him if it's appropriate to replace all pipes now and his answer would be it's not necessary. Mr. Bardwell asked if they scrapped, flushed and looked at from the furthest toilet to the manhole; Mr. Bliss said they did. Mr. Urdi said they have or will have the report and they are saying there is only one bad area. To say you want to replace all of the pipes because their 50 years old, you mine as well take down the building because it's 50 years old. Mr. Carrier said they need to see the balance of the piping and to see the report. His concern is after the work is finished and they have a failure a couple years down the road they will have to tear up the flooring and will never be able to match it again. Ms. Weston said it looked good outside and to say a percentage deteriorates over "x" amount of years can't be done. Can they get the plumber to guarantee no failures on the rest of the system? Mr. McBey and Mr. Urdi said there is no way a plumber would or could make such a guarantee. Mr. Urdi said they found an area that has a problem and the new addition has its own run. Ms. Weston said it was built 50 years ago and asked why one pipe would deteriorate more than the others. Mr. McBey said there could be a sag somewhere in the pipe and that will hold solids and liquids and over time it will destroy the pipe. Mr. Carrier motioned to wait for the report and make a decision at that time. There was no second. Mr. McBey said if they are waiting for more change orders, the project will take a long time. Ms. Weston asked for a ball park figure to replace the section. Mr. McBey said even if it's going to cost \$100,000.00 and with everything else, there isn't a problem. Ms. Weston asked would they replace with cast iron or PVC. Mr. Urdi said anything under ground should be cast iron. Mr. Carrier said they need the report on the full scope and should wait until they receive the report before making any decisions. Mr. Bliss asked if this is going to be a hold up. Ms. Weston said she would like to get some numbers. Mr. Bardwell asked what the cost is per linear foot to replace the cast iron and cut into the concrete; no one could give a number. Ms. Weston asked about the catch basin and the 8" pipe to the retention pond. Mr. Bliss said he has to get the numbers. Mr. Bliss explained to Mr. McBey that this was about the pipe from the rear of the building to the catch basin it showed an inlet and outlet but they could only find an inlet and was told it had to be done. Ms. Verville said it hasn't been done yet. Mr. Bliss said he received an estimate from Andrews for the catch basin under the building and already quoted \$4,000.00-\$4,500. Ms. Weston said at a previous meeting Mr. Bardwell had motioned to get more core samples in the gym and asked if that had been done. Mr. Urdi said it hadn't been done yet. Mr. Bliss said in the latest report the paper has asbestos and he's having Dec-Tam look at removing the concrete and hot top and under the concrete. This does need to be done if they go with the wood floor. Mr. Bardwell asked about a cost; Mr. Bliss said he's meeting with Dec-Tam tomorrow morning. Ms. Mebert said if they went with the other flooring they wouldn't have to remove the concrete. Mr. Bliss said the wood floor is looking to be more expensive. Mr. Geuther said there would be additional monies to remove the slab and paper under the slab. Ms. Weston asked about the ventilation on the heat. Mr. Urdi said he's still working on that. He's thinking of putting in a motor operated louver but is still working with the engineer on what the best option would be. Mr. Geuther asked when he thinks he might have a cost; Mr. Garand said it's not a simple thing to do and he's pushed for looking at it and hopes to have the numbers possibly in the next 2 week. Ms. Weston asked about the art room and requesting 3 sinks total. Mr. Garand said they have to be careful because there could be insurance money. Ms. Verville said it's highly unlikely the insurance will pay for 3 sinks. She said the inspector will see there was no damage done and



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won't pay for new ones. She said most schools are in a pooled risk management which means all schools share. Mr. Urdi said money is set aside in the room; if they need to add cabinets and a couple extra sinks he believes it should cost a couple thousand dollars. Mr. McBey said he estimated between \$3,500.00-\$3,600.00 for the art room; Mr. Garand said \$6,500.00 for both rooms. Ms. Weston said Dec-Tam is monitoring the building for \$14,000.00; Mr. Bliss said they have \$9,000 already for RPF. Ms. Verville asked Mr. Bliss if he has been given a written quote; Mr. Bliss said he will get in touch with them again for the quote. Ms. Weston said \$20,000.00 for the design of the CHPs; Mr. Geuther said that's already been encumbered and is on the financial statement. Mr. Bliss said the additional monitoring from RPF is for the removal of the concrete and they found out the library didn't have the tiles removed before it was covered by the rug and that has to be removed. Ms. Weston asked about the cost for the ½ stage and asked if there were any estimates. Mr. Urdi said he told them he wasn't going any further with it until the administrative and library areas have been agreed upon so he only has to do one drawing. Ms. Weston asked if \$33,600.00-\$40,000.00 was a reasonable estimate. Mr. Geuther said it didn't include the electrical or lighting for the stage in the figure. Ms. Weston asked about the cost for the lift, electrical, lights and fixing any dry rot. Mr. Bliss said there is no dry rot under the stage. Ms. Weston asked if they could have an estimate for the new gym doors. Mr. McBey said he has that covered in his scope. It wasn't covered in the original scope but he carried it because if they are going to redo the whole area, he didn't want to leave the old doors on the gym, it wouldn't look right. Ms. Weston asked about the panels over the door; Mr. Bliss said they turned out transit so they will be wrapped in plastic and taken out; all the old classrooms have it. Mr. Bardwell asked about the roof repair and asked if they should put a place holder on it and asked why they were addressing the gym roof. His concern is with the low flat roof and what is the cost to remove it and replace it with a pitched roof. Mr. Geuther said to let Mr. McBey explain what he's planning on doing with the roof. Mr. McBey said the roof over the fourth grade wing the shingles will remain along with the café. A new roof is going on over the gym and there is money to patch and repair all other areas of the roof. He also put \$50,000.00 aside to replace the roof. Mr. McBey said the low area of the gym roof is being done. Mr. Urdi said he believes the area Mr. Bardwell is talking about is the lower roof that has the fans from the kitchen and is a problem area. He said they are going to replace the roof and pitch it back to the drain and it will have a membrane put down. The question on the gym roof itself there is \$50,000.00 for the gym roof. Ms. Grady said in 2005 a new roof was put on. Ms. Weston said that would be a credit of \$52,400. Mr. Bardwell asked about the storage area in the gym and asked if they are working on lighting for that area. Mr. Urdi said he went over and looked at WPS this afternoon and said they don't have much lighting on the stage. There are 4 fluorescents on stage and there is no electrical and you're looking at about \$1,000.00 per light fixture. Ms. Verville asked if they own anything; Mr. Geuther said they don't because it was coming out.

Mr. Carrier said he talked with 2-3 people in the industry and Ms. Verville gave him the number of the person that did the floor at GES who he'll try to contact tomorrow or beginning of next week. He said there is a contractor in Farmington that said he can do a double plywood with grommet but its still 2 1/8"-2 1/4" finished. He had a meeting with Peter Wotton and Gary Bannon and both favor the wood. He was supposed to have a call from Bill Ball at Exeter because they just had a new floor put in over concrete and wants to find out the application they used. Mr. Carrier said it's all about penetration points and moisture getting in at those areas and they would still need to put a membrane barrier down. He's also concerned with moisture and they will still have to apply a barrier. Ms. Mebert said the original issue was the water came from the windows. Mr. Urdi said a moisture test can be done. Mr. Carrier said it could cost up to \$24,000.00 to remove the VCT; Mr. Bliss said all the work in the gym costs \$8,000.00 with the transit panels included. Mr. Geuther asked about the slab being removed. Mr. Carrier said they still add 2 1/8"-2 1/4" to a 1" depression and needs to come to the doorways. They can't do internally and they can't slope the floor. Mr. McBey said he hasn't heard any explanation as to why they don't like the rubber floor. Mr. Carrier said there



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are places in Gilford and a place on the way to Portland that Peter Wotton knew about it. Mr. Urdi said he was sent a list of various places in New Hampshire that has the Robbins's product; there's Bow, Meredith, Gilford to name a few. Mr. Forsman said where there's a difference in the level can they take the floor in the hallway and slope it up to meet the gym entrance. Mr. Garand said that would be the only way they could do it. Ms. Verville said if they didn't do the wood floor would they have to do anything with the concrete and what's under it. Mr. Urdi said they wouldn't have to do anything because they would be encapsulating the concrete. Ms. Grady said at the last meeting he said the rubber floor only lasts 3-5 years; Mr. Urdi said one company said it would need to be refinished every 3-5 years and the other person said it could be 15 years before they would have to refinish the floor. Mr. Carrier said Ms. Verville mentioned GES was around \$64,000.00 to install; Ms. Verville said that was correct. Mr. Geuther said at the high school there is room to walk around the court and not walk directly on the court unlike here at HSS. Mr. Geuther said the wood isn't put down and leave it; the wood floor has to be done every year and refinishing the rubber isn't a reason to throw it out. Mr. Bardwell asked how the cost was to refinish the wood floors at the schools. Ms. Verville said it's treated as a general maintenance and every 2 years it gets wet sanded and polyurethane coatings. Anything else that needs to be done costs around \$15,000. Mr. Carrier said that only includes sand refinishes and doesn't include painting lines. Wood is more expensive and they should look at the rubber floor. Ms. Mebert said the rubber flooring is 1/3 the cost of a wood floor. Mr. Carrier said plus you know have the abatement and taking out the concrete. Mr. Bliss said they also have to see how to take out the paper under the concrete because it might not be that simple. Ms. Mebert said Robbins and other websites show the flooring being put down in multi-million dollar universities/buildings and if it wasn't a good product would they be putting that in. She also suggested putting a place holder on for the wood floor. Ms. Grady asked Mr. Carrier what the result of their meeting was and if he had a recommendation. Mr. Carrier said he chaired the meeting and spoke with contractors and as far as technical aspect, he wants to call the company that did GES first and then he has to put all the information together before he makes a recommendation. Mr. McBey asked if it was Danaher that put the floor in at GES; Mr. Carrier said it was a Bob Bichard. Ms. McBey said he is doing the gym equipment here at HSS. He said he's also talked with Matt Danaher and was told they do both wood and rubber. Mr. Geuther asked if he's spoken with Scott Kennedy where he works at The Works and they have rubber flooring. Mr. Urdi said they recently installed a floor at Enfield Sports in Bow. Ms. Mebert said she would like to find the oldest floor; Mr. Urdi said he will have Mr. Garand check to see who has the oldest floor. Ms. Verville said there was something on her mind. She said after the ice storm last year and this recent storm, she asked the members if they want to consider having a back-up generator for the boiler and coolers in the kitchen. Doris Grady motioned to consider a generator and have Ms. Verville look into further; Carolyn Mebert seconded. Ms. Verville said she will check with the fire department about a generator. She said they got a substantial amount of money in the past. Mr. Urdi said the essential areas are the kitchen and boiler room. Ms. Weston said putting the numbers together for just tonight she has a ball park figure of \$200,000.00 and if the \$836,172.73 is still accurate that will still leave them around \$600,000. Ms. Verville said the laundry list she has added the library floor, marker boards, catch basin, and boiler room. Ms. Grady said the sinks for the art and music room are around \$6,500. Mr. Urdi said they still have around \$600,000. Mr. Geuther said to add another \$100,000.00 for the sewer line and they have \$500,000.00 left. Mr. Carrier said he feels the generator is a wish list item and agrees with the need to have one but they need to move on. Ms. Weston asked if Mr. Bardwell had any input; Mr. Bardwell said everything sounds about right.

Mr. Geuther asked how Mr. McBey was making out with the pile guy; Mr. McBey said he's still squawking and he had to carry as additional bid and said it's a GMP item. Mr. Urdi said he is looking at scheme one for discussion for the administrative and library areas. Mr. Urdi said the front door-vestibule there will be a window to the left for security. The pair of doors could be locked and buzzed in at that point. There's a waiting area with glass, the



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secretary's area has a counter and workplace and the other wall has a counter. The principal's office is 15 x 15 with a desk an area to conference with 4 people, and has space for a book case and/or file cabinets. The conference room is sized for 12 people. The nurse is outside the secretary area with glass so if the secretary needs to cover for the nurse or vice versa they can see if anyone came in. Nurse's suite has couple of bunks, desk, full size refrigerator, cabinet that locks, handicap shower stall. Adjacent to that is a work room with counter, copier and mail room. Mr. Bardwell asked about the open area of 12 x 14 and asked if there were any discussions and making any of that space for storage. Mr. Urdi said they didn't because of the reason he mentioned about the nurse and secretary cover each other's area and if all they leave just a door it would be hard to see if anyone came in. Mr. Bardwell said he didn't see any area for storage for supplies. Mr. Urdi said they could possibly put it on the wall where some of the file cabinets are or in the corner near her desk. Mr. Geuther said they didn't have to build anything but could do mill work instead. Ms. Verville asked if the refrigerator was plumbed for ice; Mr. Urdi said it wasn't but could work something out. Mr. Urdi continued stating across the hall is the janitors closet that exists and wants it to remain. The A/V storage is right next door to that with access from the hallway and the library office. The library director's office is connected with windows to look out at circulation desk and entrance. The wall coming into the library is all glass. Ms. Grady asked if the circulation desk could be moved; Mr. Urdi said one reason it's there is because if they find the black dots those are existing columns that can't be moved so the column becomes part of the desk and is not free standing. Ms. Weston asked if the desk could be flipped. Mr. Urdi said they could, but isn't sure that would make any difference. Mr. Bardwell asked if the corridor near the guidance office has access to the library. Mr. Urdi said there's no access through that corridor because the IT hub is there and will be locked so kids can't get in. Mr. Bardwell asked about moving the library desk to the other side and the circulation desk and move guidance to where the library office was. Mr. Forsman said the reason they put the guidance office there was for privacy and confidentiality of kids coming and going from her office. Mr. Urdi said they're looking at control of the library and they don't want access to the library from more than one area. There are 2 means of egress and if they move guidance to that side they would have to take out the janitor's closet and he doesn't want to because that is the only one for that area. Ms. Verville said an example at GES is the office is close to the check out desk and their experience and feedback says it works out well. Mr. Geuther said he's hearing the users like where things are now. Mr. Urdi said the IT Hub station and computers are getting air and the area for the computer lab shows labs as an open area or they can put in a half wall or full wall. The room can accommodate up to 26 kids at 3' each. Mr. Forsman said there is some instruction time but no more than usual. Students will be using headphones and he wants to teach students the proper behavior in a library. Ms. Weston asked if they had gone to the different schools in Rochester like she suggested. She was told by one of the librarians that it's crazy if they don't isolate the area and there will be noise. She feels they need a wall half way up and then glass for the upper half of the wall or make it a full wall. Ms. Grady asked if they needed to know tonight on if they were going to have a wall or not; Mr. Urdi said it would be helpful for the lighting and doors. Mr. Geuther said he suggests getting input from the librarian and computer person at HSS. Ms. Weston said the librarian wants the area open and the computer person wants her own room. Mr. Garand asked if anyone knew why the difference; no one knew. Mr. Geuther asked Ms. Weston why it was okay to take the opinion of people at Rochester and not their own people. Ms. Weston said they need some form of decision tonight. Mr. Garand said if it's just down to the wall, they could set the light fixtures etc. as if there is going to be a wall so there would be no issues. Mr. Bliss said the computer person said to put the desks around the perimeter because she prefers a "U" shape. Mr. Forsman asked why whiteboard was on the wall. Mr. Urdi said because of the reflection of the light coming through the windows they thought this would be the best set up.

Mr. Urdi said the right side of the gym has been taken care of. The teacher's room and current storage area doesn't show updates. They'll take down the wall and rebuild it and asked if they wanted to brick in the doors going outside



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to both the teacher’s room and band/storage room or leave the door going outside in the teacher’s room only. Mr. Bardwell said for security reasons neither room should have the extra door. Mr. Urdi said they’ll just build a wall and put in counter space, refrigerator and a sink. Band practice area acts as a practice room, storage, and office for the music teacher. Mr. Forsman said that is how it works now. Mr. Bardwell asked if there was a way to pump the heat from the boiler room into the gym. Mr. Urdi said they couldn’t pump unfiltered heat into the space, but send exchanged air through to the gym if it gets cold. Ms. Grady asked about using the fourth grade instruction area for storage; Mr. Forsman said they use that room for SPED small groups and small reading groups; it’s actually used for a lot of things. Mr. Carrier asked if the filtered heat could be recovered and be used in the suspended ceiling to heat the space. Mr. Urdi said it’s not a good idea because it will just go through the roof. He’s still working with his engineer on what to do with the heat from the boiler room and will let them know when they have a plan. Ms. Verville asked if the front office was centrally cooled; Mr. Urdi said it was along with the IT Hub room but not the library. Ms. Verville said she was a split in the A/C Mr. Urdi said he stands corrected. The library has A/C along with the main office and the IT Hub room has a separate unit. Mr. McBey asked if Mr. Urdi was comfortable enough that he could order the steel; Mr. Urdi said he was. Mr. Forsman said if they expand the A/V room storage out a little bit the library is all exposed and everything else is locked up for protection. Ms. Grady asked what the size of the teacher’s room they were in now was; Mr. Urdi said maybe 300 sf. Ms. Grady asked what if they moved the band practice to the teacher’s room. Mr. Urdi said they can flip-flop the rooms but they located the teacher’s room there because of the water hook-up. Mr. Bardwell said their near the boiler room there should be a back-up for water. Mr. Urdi said for water probably but not for waste. Ms. Weston said if they flip-flop the rooms where would the storage for band go. Mr. Urdi said he’s currently showing 18 people can fit in the teacher’s room; Mr. Forsman said he disagreed because he thinks that room’s smaller. Mr. Geuther said he laid out the plan where 18 people can fit. Ms. Weston said if they change rooms they’re losing storage area. Mr. Geuther said the stage area; he thought they were waiting on final prices for things. Mr. Bardwell said it was part of the motion for him to go by WPS and go with what they did. Mr. Geuther said the vote was to look and get sketch and vote was to approve the sketch and for Mr. McBey to get estimates but he didn’t believe they voted to proceed. Ms. Weston said Mr. Carrier had made a friendly amendment. Mr. Geuther said they didn’t have the cost on the lighting, sprinkler, electrical or dry rot at the time.

Ray Bardwell motioned to authorize the architect to move forward with presentation as amended with half a stage as presented; Doris Grady seconded. Ms. Mebert said she would like to make a friendly amendment to remove the stage; there was no second. Mr. Geuther asked Mr. Bardwell they were approving the plans as sketched on 12/31/09 with the SK1 dated 1-26-10 for the half stage.

Ray Bardwell motioned to amend previous motion and to motion to authorize the architects to move forward with the scheme 1 dated 12/31/09 and the additional alteration, SK1 dated 1-26-10 which shows the revised stage area; Doris Grady seconded. An oral **VOTE PASSED: 6/0**

Mr. Urdi said they tried putting color schemes together and to get close to school colors. In the different color schemes he has a white in all but they are various shades. The floor tiles on the corridor and rooms he was thinking having a color scheme for each wing. Ms. Verville said like at WPS. Mr. Urdi said he never saw WPS until this afternoon and he was contemplating having a medallion in the center. Have a color scheme for each wing and bring the colors into the rooms along with the paint for the walls. They would add colors as the wing changes. Mr. Geuther asked about the bathrooms. Mr. Urdi said they are going with what they already have in the existing bathrooms. Do the toilet rooms all the same base color purple with an off-white base and bring that continually throughout the building. New plastic stalls will go in and asked if there was a preference for different colors per



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bathroom or keep it all the same color; members said to keep the stalls all the same color. Mr. Bliss said it's critical where they are working on the first 5 classrooms they need to know the wall colors so the rooms can be turned over to teachers. Mr. Geuther asked where the white was; Mr. Garand proposed to make the outside wall the accent color and the remaining walls to be one of the whites. Mr. Urdi moved on to the carpet and pulled out a sample to be put in the administrative office, library and computer room. He said they will all have oak doors, wall cabinets of oak counter tops the color to match the floor and wall color, which they can have variations or keep the same. He said the Collins & Aikman rep said a lot of schools are going to floor covering all throughout the school and said the rep proposed HSS do the same thing. Mr. Carrier asked if it was broad loom; Mr. Urdi said it was. Ms. Weston asked what he wanted tonight. Mr. Geuther said he thinks they need more time to look at the colors for the tile and walls before making a decision. Mr. Bliss said the first of 5 rooms won't have the VCT until the summer. Mr. Urdi said if they could make a decision on at least the base white that would be very helpful. Ms. Mebert said she likes the "Creamy". Ms. Weston asked how many people wanted to go with the Dover White: Mr. Bardwell voted yes. Ms. Weston asked how many wanted the "Creamy": Carolyn Mebert, Doris Grady, Robert Carrier and Karen Weston went with Creamy; Mark Geuther abstained.

Mr. Bliss said before everyone left they have a full scale window installed in one of the classrooms to show the members. Mr. Geuther asked before they left if there was anything else they needed to discuss or approve; Mr. Urdi and Mr. McBey said they were good.

Other Business:

- E. Schedule next JBC Meeting:** The next JBC meeting is scheduled for Thursday, March 11, 2010 at 5:30 p.m. at Horne Street School in the staff room.
- F. Adjournment:** Mark Geuther moved, Doris Grady seconded to adjourn the meeting at 9:20 p.m. An oral **VOTE PASSED: 6/0**

Respectfully submitted,

Karen Weston/pb

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