



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – **Horne Street School**
Meeting Location: Horne Street School – Staff Room
Meeting Date: **Thursday, June 10, 2010**
Meeting Time: **5:30 pm**

MEETING # 91A

- A. CALL TO ORDER:** A meeting of the Horne Street School Addition & Renovations Joint Building Committee was called to order on Thursday, June 10, 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. Also present were Jean Brigg Badger, Superintendent Elect; Laurie Verville, Business Administrator; John Urdi, Dennis Mires P.A.; Rob Garand, Dennis Mires, P.A.; Michael Bliss, Clerk of the Works; Dan Golden, BPS; Malcolm Forsman, Principal HSS; and Dean Peschel, City of Dover Environmental Project Manager. Absent were Dr. John O'Connor, Superintendent and Keith McBey, BPS. Catherine Cheney, arrived at 5:42 p.m.
- C. Public Comments:** There were no public comments.
- D. Approval of Meeting Minutes from May 20, 2010:** Ray Bardwell moved, Carolyn Mebert seconded approval of the May 20, 2010 meeting minutes. An oral **VOTE PASSED: 6/0**

Horne Street Elementary School

- E. Dean Peschel, City of Dover Environmental Project Manager – Storm Water Treatment Options:** Ms. Verville stated she asked Dean Peschel to come and speak about the storm water treatment options and to share his expertise and stated there's a possibility of grant monies. Mr. Peschel said they have been working on the Berry Brook water shed for many years and HSS sits in the middle of the watershed. They would like to restore the natural conditions as much as possible so it flows more evenly. The City has been working on a management plan since the study that was done a couple of years ago. They want a slow run off to help Berry Brook come back more naturally and improve the quality. He wants to work with local residents as well and have them use HSS as a teaching tool. The City has also worked with UNH's storm center and they have come up with the following three options. The least intrusive is the tree filters where a concrete structure is put in the ground and filled with soil, compost and a tree and the tree filters the contaminants from the water. They would need to put a cover on the catch basin and cuts will put cuts in the curbing to direct water towards the trees. Because the trees won't be able to handle the really heavy rains, there will be a by-pass to the storm water system where the water will be treated. Ms. Weston asked what the life of the tree filter system was; Mr. Peschel said forever as long as the tree is alive and because they will be near the road they will choose salt resistant trees. Mr. Bardwell asked about maintenance; Mr. Peschel said there should be very little maintenance, just the occasional cleaning of debris on the surface. Mr. Bardwell asked if this would negate the storm drain that was just put in; Mr. Urdi said as long as it's at a low point it should work. Ms. Weston asked the amount of the grant versus installation; Mr. Peschel said there should be enough in the grant to do one each of the three options. Mr. Bardwell asked if it would help with CHPs; Mr. Garand said it would. Mr. Peschel said another option is a rain garden, which they proposed doing in front of the gym. The plan is to take the water off the roof to the rain garden where the soil harvests the water. Ms. Verville asked if the grant pays for the project from start to finish; Mr. Peschel said it does and can purchase plants if they want. Mr. Carrier asked if the overflow would have access to the storm drains. Mr. Peschel stated the actual overflow riser is slightly above the garden and would work similar to the tree filter system. The last option is the cistern, where there'd be a temporary storage of water to use for the gardens. They would need to make sure there is no water in the cistern in the winter so it doesn't freeze and break the tank. However, there's a problem with the cistern system. The plan they looked at initially showed a redirection of the down spouts on the outside of the building, but found out the down spouts is internal. There are good things with a cistern system, but to make this work it could be too expensive. Mr. Garand said he likes the cistern system and they've done this at other buildings but those systems needed to have a filtration



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – **Horne Street School**
Meeting Location: Horne Street School – Staff Room
Meeting Date: **Thursday, June 10, 2010**
Meeting Time: **5:30 pm**

system installed and asked if this would need one, if so it could be costly for maintenance. Mr. Peschel said going this route may not be feasible. Mr. Garand said they should be looking at the rain gardens and tree filters, which can be done anytime and make sure they leave openings in the curb as needed. Ms. Weston asked if grant monies covered all of what he was proposing; Mr. Peschel stated it did. However, where the cistern is going to be costly, they can add another tree filter for a total of 2 in front of the school. Ray Bardwell motioned to put in 2 tree filters and a rain garden using grant monies; Carolyn Mebert seconded. An oral **VOTE PASSED: 6/0**

Mr. Geuther asked about porous pavement. Mr. Peschel said they looked into it in the past and the specs are very different for porous versus what they have now. There's a different prep for the base than standard, different materials needed for the base and the cost is much higher. They did look at it when they were thinking of redoing the basketball courts but the cost was too great. Mr. Urdi said they are working on a project in Portsmouth that also has a high water table and isn't sure there's an advantage to porous pavement with a high water table.

F. Acknowledgements:

- a. Email from Robert Garand regarding CHPs questions: Ms. Verville stated she sent the email to Mr. Garand to get the over all costs and asked Mr. Garand if there was anything he wanted to add. Mr. Garand didn't have anything to add and said he would be happy to answer any questions they may have. Mark Geuther moved, Ray Bardwell seconded to accept the email into record. An oral **VOTE PASSED: 6/0**

- G. **CIP Financial Report – Horne Street School Project**: Ms. Verville stated at the last meeting four change proposals were approved and the new available balance as of June 10, 2010 is \$763,555.73. Ray Bardwell moved, Carolyn Mebert seconded to accept the CIP report. An oral **VOTE PASSED: 6/0**

H. Progress Report – Mike Bliss, Clerk of the Works:

- a. Review of Prior Abatement Proposal – Previously Tabled: Mr. Bliss stated back in February they completed a bid for the classroom work and tack boards as a base bid with 3 alternates for 3 sets of windows that were remaining in the building from the 1950's and also had some asbestos which no one was aware of. There are the windows in the boiler room, windows in what will be the art and music rooms and the south bathroom window. He would like to get a vote so the can begin work as soon as school is out. The total to do all three alternates is \$3,000. Mr. Bliss said there will be additional monies needed to build some walls back up in the boiler room. They're eliminating the single panes so the cost will be just for abatement. Ms. Weston asked if there were numbers for the other work; Mr. Golden said he has change proposals for alternates 2 and 3 but is unsure of the first one and is not included in the cost. He stated he can give out the change proposals he has or wait and revise the change proposal to include the first one.

Mr. Bardwell asked about the 5/24-5/28/10 report where it states rooms 20, 21, 22 & 23 will have their unit ventilators removed and walls blocked up after new HVAC systems are installed and stated he didn't think air was going into the classrooms. Mr. Bliss said there is no A/C; it's for heating and venting only HVAC is old terminology for the duct work. Ms. Mebert asked if anyone has heard of a system where outside each classroom there is a light and it goes on when the temperature outside is sufficiently warm or cool to open windows. Mr. Urdi said he hasn't. She said a school in Virginia is putting plaques on the wall throughout the school telling students what was done in that area and why. Mr. Garand said they will have some teaching walls in the building for students to learn and they can also get CHPs points for innovation. Mr. Geuther said this isn't complete and if they approve Dec-Tam they are approving work to be done by BPS. Mr. Golden said only Alt 1 was missing and it was for building a brick wall. The cost for Alt 2 & 3 is \$38,439.00 and doesn't want to guess on the cost for Alt 1. Mr. Geuther asked if the infill was leaving a big enough space to get the boiler in & out;



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – **Home Street School**
Meeting Location: Horne Street School – Staff Room
Meeting Date: **Thursday, June 10, 2010**
Meeting Time: **5:30 pm**

Mr. Urdi said it didn't. Mr. Bliss said it's similar at WPS where they just added doors to get the boiler in. Mr. Geuther said double doors would be something to look at. Mr. Bardwell asked if they could come back with an alternate for double construction doors and final design for the boiler room. Mr. Bardwell asked if there would be a charge for the design; Mr. Urdi said no. Mr. Garand said he will give the different sketch to Mr. Golden for costs. Mr. Golden said if they approve Mr. Bliss's request, he will get the numbers to them. Mark Geuther moved, Ray Bardwell seconded to approve Alternate 1, 2 & 3 for a total cost of \$3,000.00 to Dec-Tam. A roll call **VOTE PASSED: 6/0**

Mr. Bliss said at the last meeting Mr. Coyle spoke of lead paint removal and the new state regulations. Mr. Bliss said there has been no real demolition yet to have disturbed any surfaces. RPF went through with their new equipment and had them test the administration area that has had hard demolition and there was not lead found. As more demolition is done they will do more spot testing. He also went over the regulations with BPS and don't feel they need to notify parents of lead removal because they're not removing any lead paint. Mr. Bliss said he could call Mr. Coyle and tell him of their findings. Ms. Verville said it really should be in writing and she will put something in writing for Ms. Weston to sign.

Mr. Bliss said this week they began demolition in the gym by taking out the old paneling on the lower part and found out that it's in rough shape and doesn't think minimal work will be enough to fix it. They knew there could be some issues but didn't know what it looked like until they tore it apart. Ms. Weston asked how far up it went; Mr. Urdi said 8'. Ms. Weston asked if they could pads up like they have at the high school; Mr. Urdi said it's a possibility. Mr. Bardwell asked about the stage curtains stating the last sentence says they are being replaced. Mr. Bliss said they did save the curtains but doesn't recall and specific conversations on what to do with them. Ms. Verville thought it was deferred to the very end of the project and stated it should fall under FF & E. Mr. Forsman said when the person came to fire proof them he said they were in bad shape and shouldn't be washed. Ms. Weston suggested deferring the curtains to the end of the project under FF & E. Mr. Carrier asked if they made a decision on what they were doing with the wall; Mr. Geuther asked if they could investigate options and get back to the committee. Ray Bardwell moved, Doris Grady seconded to approve the clerk of the works report. An oral **VOTE PASSED: 6/0**

I. Progress Report – **Dan Golden, of Bonnette, Page & Stone:**

- a. Discussion on Intercom System: Ms. Grady stated she has concern that more than one intercom was quoted but only one was brought before the committee. She's heard the intercom system at WPS is still not very satisfactory. Ms. Grady asked if this was the only intercom system that was compatible with Bayring. Ms. Verville said it wasn't and because of the issues at WPS she pulled everyone together, Mr. Bliss, Mr. McBey, Mr. Urdi and reps from Longchamps and Simplex-Grinnell to work together. They have a very good contract with Bayring and wanted to make certain Bayring continues because it's integrated not only into the schools/district but also with the City. If they go with someone else the lose everything they have worked for not to mention the investment they've made over the last 8 years. She will ask Mr. McBey for a copy of the bid if anyone is interested; Ms. Grady said she would like to see at least three of the bids. She stated they need to make sure the system is able to take care of an emergency and feels it's the biggest part of safety right now. Ms. Mebert said they should hear about any issues WPS may be having before they make their final decision. Mr. Forsman said he heard his issues are with programming the system for certain things. This system covers if they need to get kids off the playground, do a call throughout the school, including being heard in the hallways, or calling a block of classrooms and individual rooms. Ms. Verville said part of the issue at WPS was they needed a program and Mr. McBey did good and purchased the program needed. Mr. Golden said he will make Mr. McBey aware they need to provide the bids.



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – Home Street School
Meeting Location: Horne Street School – Staff Room
Meeting Date: Thursday, June 10, 2010
Meeting Time: 5:30 pm

Mr. Golden stated they are working on getting the addition completed by the end of June, the kindergarten in the front by the end of August. They will start working on the core of the building once school is out for the summer and everything in the area, including where they're currently sitting, will be gone. Mr. Urdi said all of June the gym will be torn apart and rebuilt. Mr. Geuther asked when the classrooms would be ready; Mr. Golden said by August 23rd along with the gym and the art and music rooms. Mr. Bardwell said at one time they were going to mark the roof where the sprinkler system was and asked if they should spend the money to drop the pipes to prevent the possibility of damaging the pipes when they redo the roof. Mr. Urdi said there is no good way to mark the roof; paint will fade over time and tagging eventually comes off. He's not aware of a screw that could penetrate iron pipe and doesn't feel the pipes need to be dropped. Mr. Bardwell said as long as everyone is ok with it they can move on. Mr. Forsman said teachers are busy packing their rooms and labels have been given to teachers so they know where things will go. Mr. Forsman said all but 1/3 of the café will be given back the end of August, but the library's staying until the library is finished. Mr. Golden said the classrooms will be finished first and completed by August 23rd; the core should be done by December 1st and the administration area should be finished by the end of December. Mr. Bardwell asked about storage in the admin area; Mr. Urdi said there's storage between the nurse's office and secretary's office along with a row of cabinets on that wall. Mr. Golden said they went over the construction plan and Mr. Forsman is ok with the schedule/plan. Ms. Weston asked if there was a chance they could finish ahead of schedule; Mr. Golden it could possibly happen. Mr. Garand said the schedule for the August 30th deadline is very tight and probably wouldn't finish ahead of schedule but the others could as long as they don't run into any major issues.

Mr. Golden said he has an updated log that he will hand out under "Other Business" and he has a price from Mr. McBey on the Perma lining stating the price has gone from \$121,000.00 down to \$48,842. The reason the other price was so high was because the person didn't have the tool needed and they would have had to cut into the concrete; this person has the tool so they don't have to cut into the concrete. Mr. Geuther asked who this quote was from; Mr. Urdi said it was the person he recommended. Ms. Verville said if they accept the change order in the amount \$48,842.00 at the next JBC meeting it would remove CP #11 and #22 from the log. Ms. Verville stated the item regarding the repairs in the kindergarten; she's waiting for the claim money from Primex and shouldn't be on this list. Mr. Forsman said he wanted to thank Jans and BPS for renting a tent so they can proceed with their closing activities since they aren't able to use the gym. Mr. Golden stated CP #24 was for painting the gym ceiling. Ms. Grady and Ms. Verville stated they didn't remember approving any painting. Mr. Urdi said there was an issue with the Tectum throughout the gym and what was originally planned the fire department said they had to change. They changed to panels which exposed portions of the deck so they painted the entire ceiling which will disappear when the panels go up. Ms. Weston recalls talking about the panels as dust collectors but nothing about painting. Mr. Bliss said the original bid had solid Tectum, now they aren't using 1/3 of the panels and asked if there would be a credit. Mr. Garand said there are acoustical panels for the ceiling but because of the issue with the sprinkler system, they kept them where they are and now the panels look like clouds and addresses all issues and the ceiling is painted black to hide the screws. Mr. Garand said he will need to talk to the acoustical person because he's not sure if there will be a credit. Ray Bardwell motioned to table Change Order #24 until the next meeting; Carolyn Mebert seconded. An oral **VOTE PASSED: 6/0** Ms. Mebert said they already approved the flooring in the gym and isn't sure why this is coming back up. Mr. Urdi said they looked at different types of flooring and when they did a rough estimate they were using \$13.00/\$14.00 sf and this proposal is the real pricing and what came back. Ms. Grady said she would like to see the bids on this also. Mr. Geuther said the only variable should be the labor and Robbins is the only one we know of who could do the cross section. Ray Bardwell moved, Carolyn Mebert seconded to accept Change Order #25 for the flooring in the amount of \$49,528.00. A roll call **VOTE PASSED: 6/0**



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – Home Street School
Meeting Location: Horne Street School – Staff Room
Meeting Date: Thursday, June 10, 2010
Meeting Time: 5:30 pm

Carolyn Mebert moved, Ray Bardwell seconded approval of the report from Mr. Golden and BPS. An oral **VOTE PASSED: 6/0**

J. Progress Report - Dennis Mires, The Architects:

- a. Letter to John Urdi and Robert Garand regarding rebate programs from PSNH: Mr. Garand said he gave Mr. McBey the revised architectural, mechanical and electrical information for the entire administration area so he could get started. Ms. Verville brought up the rebates from PSNH aren't only for the school rebate. Ms. Verville asked Mr. Garand to cc her on anything he sends to Mr. Moody because he's retiring. She also stated she believes the money is already gone for 2010 and this needs to get in a.s.a.p. for 2011. Mr. Garand said he talked with Mr. Moody and the paperwork should be done in a couple of days. Mr. Bardwell asked if they could have a copy of the latest footprint for the next meeting. Ms. Mebert asked if they could look into the motion sensors for the lights; Mr. Garand said he believes it's already set up for the lights in the classroom but will check on it. Ray Bardwell moved, Doris Grady seconded to accept the architects report. An oral **VOTE PASSED: 6/0**

K. Approval of Payments:

- a. Invoice #11622 dated 5/20/10 to Dec-Tam Corp. for \$1,500.00: Mark Geuther moved, Carolyn Mebert seconded approval of payment to Dec-Tam for \$1,500. A roll call **VOTE PASSED: 6/0**
- b. Invoice #19 dated 5/6/10 to Dennis Mires PA for \$5,386.50: Mark Geuther moved, Carolyn Mebert seconded approval of payment to Dennis Mires PA for \$5,386.50. A roll call **VOTE PASSED: 6/0**
- c. Req. #7 dated 5/31/10 for \$650,847.00 (\$32,011.40 held in retainage); \$618,835.60 net due to Bonnette, Page & Stone: Ray Bardwell moved, Robert Carrier seconded approval of payment to Bonnette, Page & Stone in the amount of \$650,847. A roll call **VOTE PASSED: 6/0**

L. Other Business:

- a. Running Change Order Log from BPS: Mr. Geuther said #7 on the repairs for kindergarten should be removed as its separate and an insurance claim. Mr. Bardwell asked about the catch basin; Mr. Urdi said he believes it's already done and was out back. Mr. Bardwell said #11 and #22 tie into the tree filters. Mr. Golden said he will make up a formal change proposal for the \$48,482.00 for the new liner. Mr. Bliss said portions of #11 still need to be done. Mr. Geuther stated the log should read, "As replaced by #, this makes it easier to track the items. Mr. Golden stated #13 should be taken off and he's having his mechanical people look at the new design, #15 will be revised with wall at the boiler room, #22 is no longer relevant, #23 still needs the cost for the handicap lift and changes, #25 on the gym floor is already under accepted items. Mr. Geuther questioned, as of this log, that BPS is not waiting on anything from the JBC for decisions before moving forward; Mr. Golden said that was correct. Ms. Verville wanted confirmation that nothing was pending the JBC didn't know about; Mr. Golden said he wasn't aware of anything.
- b. Action Items: Ms. Weston asked if there was anything from tonight that needed to be added to the list. Mr. Bardwell said the only thing is the solar panels. Ms. Verville stated it was placed under #38 and has it as a design/build. She is also looking to have a mandatory pre-bid meeting on June 24th. She has a list of 7 companies the bid will be sent out to and it will also be placed in Foster's and on the district website because it is a public bid. The bid due date is July 2nd and she will have Libby Simmons coordinate with Mr. Bliss on the opening of the bid. Mr. Urdi said they originally started with 100 kW but the cost was \$100,000.00 so he put it down to 50 kW which hits 20% of usage. He asked if they were purchasing outright or leasing; Ms. Verville said she can put the leasing as an alternate in the bid. The reason for the mandatory pre-bid meeting is they have it on a specific day and time and those that attend gets an addendum and are able to submit a bid. Mr. Bliss said they max out the system at 10% so if they go to 25% they still only get credit for 10%. Mr. Garand said the great thing is it can be installed at anytime; however, a question to ask is where they plan on putting it and how flat is



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – **Home Street School**
Meeting Location: Home Street School – Staff Room
Meeting Date: **Thursday, June 10, 2010**
Meeting Time: **5:30 pm**

the roof. Mr. Golden said the roofer has a lot of work to do on the roof and proposed having the bidders work with BPS. Ms. Verville asked if she should reference any construction documents and send them to a print house. Mr. Garand said he could provide the structural component to put with the bid documents. Mr. Bardwell asked about the structural component; Mr. Urdi said that would be their responsibility.

Ms. Weston said the following items on the action items list have been completed: 8, 13, 27, 36 and 38 and scratch 14. Ms. Verville said they are still waiting to see what's available for grant monies for a generator. Ms. Weston asked about the bike paths. Mr. Garand said he's left several message for Mr. Parker and he hasn't heard back from him but will keep trying. Mr. Geuther asked if it was reasonable for ¼ mile, which would include side streets that aren't large enough to put in bike paths. Mr. Garand said he would still like to pursue it and see what happens. Mr. Urdi said the specs for the generator (#37) should be completed sometime next week.

Ms. Grady stated that Mires original contract was at 7 ½% for \$403,500.00 then the GMP was reduced to \$376,000.00 and asked if it should be reflected in the contract. Ms. Verville said it's reflected on the latest bill and the total fee is based at 7 ½%. Ms. Grady went over the numbers and felt they have paid them more than what has been encumbered for the project. Ms. Verville said she had taken a second look and did a reconciliation and the numbers agreed, but will look at it again. Mr. Urdi said as change orders come in they get 7 ½% for each of them. Ms. Verville said she would look at the contract and do a spreadsheet.

Ms. Weston asked if they've thought about the furniture they may need to order. Ms. Verville said they will be working on it soon. Ms. Grady wanted to make sure it was for new furniture for the new classrooms and administration area and not replacement furniture. Ms. Verville said Mr. Forsman and she will work on a needs list and get figures.

Mr. Geuther asked if there was any fencing around the retention pond; Mr. Urdi said all he recalls is the stone retaining wall holding back the soil but nothing around the pond. He stated he will get his civil engineers to look at it to see what will be needed.

Other Business:

M. Schedule next JBC Meeting: The next JBC meeting is scheduled for Thursday, June 24, 2010 at 5:30 p.m. at the Superintendent's office in the conference room.

N. Adjournment: Carolyn Mebert moved, Ray Bardwell seconded to adjourn the meeting at 8:21 p.m. An oral **VOTE PASSED: 6/0**

Respectfully submitted,

Karen Weston/pb

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