



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type: Regular Meeting – **Horne Street School**
Meeting Location: Superintendent's Office – Conference Room
Meeting Date: **Monday, January 31, 2011**
Meeting Time: **5:00 pm**

MEETING # 105A

- A. CALL TO ORDER:** A meeting of the Horne Street School Addition & Renovations Joint Building Committee was called to order on Monday, January 31, 2011 at 5:00 p.m. at the Superintendent's office conference room.
- B. ROLL CALL:** Present were Karen Weston, Robert Carrier, Carolyn Mebert, Doris Grady, Mark Geuther and Ray Bardwell. Also present were Jean Briggs Badger, Superintendent; Laurie Verville, Business Administrator;
- C. Public Comments:** There were no public comments.
- D. Approval of Meeting Minutes from January 24, 2011:** Ms. Weston stated she questioned the 4/2 vote hiring CSL for the clerk of the works. She spoke to Atty. Krans who said to add, "Results of this vote were unclear and will be revisited at the next meeting." She would like to hold off approving the minutes until after their discussion tonight. Mr. Carrier stated they voted to hire a clerk of the works at \$7,700.00 and not \$20,000.00 all voted and it passed. Ms. Weston didn't think she voted on just the clerk of the works. Mr. Bardwell stated they should accept the minutes and rescind the previous vote and make a new motion after their discussion. Ray Bardwell moved, Mark Geuther seconded to accept the minutes for January 24, 2011 as written. An oral **VOTE PASSED: 5/1 (Weston opposed)**

Horne Street Elementary School

Mark Geuther motioned to rescind previous decision to hire CSL as the clerk of the works; Carolyn Mebert seconded. An oral **VOTE PASSED: 6/0**

- E. Discussion on New Clerk of the Works:** Ms. Verville handed out copies of Steve Beaulieu's biography. Ms. Weston stated Mr. Geuther, Mr. Carrier, Ms. Verville and she met with Mr. Beaulieu from Unicco. She stated they all spoke of what the concerns were and asked if he could do the work. He stated he would walk through the building on his own **time**. She stated he's not a licensed plumber or electrician and she wasn't clear on his electrical experience. Mr. Geuther stated his understanding was he'd look at the plans and specs but he wouldn't be able to tell if 800 amps versus 500 amps are correct or if the electrical was designed correctly. Mr. Carrier stated he would only be able to review any issues they're aware of because he's not a mechanical or electrical engineer. Also, CSL also isn't an electrical engineer and would need to sub same as Mr. Beaulieu. He said for the relining of the sewer line he would read the specifications, talk to the people doing the work and he's there to catch anything they are doing that aren't in the specs. As far as the gym floor, they still have to look into that. He liked that he was down to earth, he has a connection with Unicco and Tim Knowles and he didn't know anyone on the project. Mr. Geuther said one advantage is his relationship with Unicco. He won't be able to work full time at the project except maybe the February vacation week. He'll review the plans off-site and he can pick up the phone and talk with Mr. Knowles to confirm any questions he may have if he can't get to the school right away. His hourly rate is also reasonable at \$50.00/hr. Ms. Weston stated Mr. Bliss's was \$25.00/hr Ms. Verville said the \$50.00 is a contracted price and includes the taxes where Mr. Bliss at \$25.00/hr didn't. Ms. Weston said he also mentioned if he wasn't able to do something, Mr. Knowles may be able to.

Mr. Bardwell said he has a couple of things that may relate to the clerk of the works. First are Bluewater and the 2-page specs they received today. **He said Bill Boulanger will review the Bluewater report**. He felt there should be more information than what is given. He's also not sure it should be done during February break because of all the snow and the mess it would create. He's also questioning the replacement of the 4" pipe due to damage mentioned in the specs. Second he's spoken with Jim Maxfield on the electrical. Mr. Maxfield stated he'd given



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suggestions to the architect after hearing from staff and nothing was done. They are now seeing some of the suggestions he made coming up now for changes. He's meeting with Mr. Maxfield on Wednesday and he'll be doing his own electrical punch list. He believes Mr. Maxfield would be willing to work with Mr. Beaulieu if he has any questions on if something meets code. Mr. Bardwell said he has a good feeling about Mr. Beaulieu and would support a motion to hire Mr. Beaulieu. Ms. Grady stated she trusts Unicco and would also support any motion to hire him. Mr. Geuther stated they would have a set of eyes and ears on site while the contractor is on-site. He said he would take the plans and specs and look over to see if anything was missed. The gym floor is a specialized issue and no clerk of the works can be an expert. Atty. Krans stated he would call around and talk to other attorneys for names of people who have dealt with wood floor issues and pass their names on. Ms. Grady stated she was comfortable with a clerk of the works at the last meeting but is uncomfortable they have 3-4 big issues with the tile, wiring, gym floor and plumbing. Ms. Verville stated Unicco has 18,000 employees and some have expertise that they could always ask for help if they wish.

Mark Geuther motioned to hire Steve Beaulieu of UGL Unicco with an amount not to exceed \$10,000.00; Robert Carrier seconded. A roll call **VOTE PASSED: 6/0**

Mr. Bardwell questioned the \$10,000.00 because he stated it could cost more if they have to hire someone else for the electrical etc. Mr. Geuther stated he used 200 hours to keep a check on the amount and if something comes in for more they can discuss it at that time. Ms. Verville said she will ask Mr. Beaulieu for a weekly report and ask him to add his hours to the report so they know where they are at. Ms. Weston said they talked about the tiles and hallway and he said he would look at the specs and see if there was anything on leveling the floor. Ms. Grady stated she would like to set some money aside to fix things; they may have to spend some of their money to make things right.

- F. Other Business:** Mr. Bardwell said he doesn't think a bid was ever done for the sewer lines. Mr. Boulanger had given him information to research and he hadn't heard of Bluewater. Mr. Bardwell asked if they should withdraw from the project and do on their own and get their own engineers to design what needs to be done. Mr. Geuther stated Bluewater has done work at UNH and said they don't use a liner but a liquid epoxy that lines the pipes. He said they don't do PVC liners. Mr. Bardwell said they don't have the specs and asked if they should pull it or leave it. Ms. Verville asked if they wanted her to send the specs to Dennis Mires and ask if their consultants can look over the information and have them sign off on it. Ms. Weston questioned the specs and said she thought she read they were going to cut and pull a liner through but Mr. Geuther is saying they are going to epoxy it. Mr. Carrier mentioned he hadn't been comfortable from the start and can't imagine a company wants to go in during winter to tackle this and agrees they should wait for spring. He also mentioned Mr. Boulanger wasn't comfortable with what he read and he's been working with plumbing for 30 years. He suggested having Ms. Verville kick it back and get proper documents because there are too many unknowns. He also asked about having 30-45 minute either prior to the meeting or after the meeting to discuss things for committee members only. Ms. Weston asked how they should proceed; should they decide tonight or wait until their next meeting. Mr. Geuther stated at the last meeting Mr. Urdi said it wasn't designed and to be fair to BPS, he brought the name to them because the original quote for \$140,000.00 was for a totally different way of fixing the pipes. He brought the name to them because they did work at UNH and their work is good; however, getting them there is not so easy. His concern is they already approved a change order for the work and wonders if BPS has paid them any money. They need to understand where BPS stands and if they have a contract to do the work. He does agree they should hold off until spring. Ms. Verville said this goes back to the holiday and she had told them no work is to be done until they received the specs and isn't sure on the condensed scope they received. Ms. Weston asked if they removed this from the scope and do on their own, what they need to do. Mr. Bardwell said to hire an engineer and decide the best process. They can get name from Mr. Boulanger and Mr. Geuther if needed. Ray



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Bardwell motioned to delay relining the sewer for better information and better weather; Robert Carrier seconded. A roll call **VOTE PASSED: 6/0**

Ms. Weston asked if Steve Beaulieu did a walk-through of the school; Ms. Verville said he did. She said she would let him know the decision made tonight. He'll been given copies of the punch list, a history of the clerk reports and plans. Mr. Bardwell stated he wanted to let the members know that he was at HSS last week and suggested Chris Stewart, collect punch lists from the staff to keep them all together. They also have other issues like no heat in the nurse's office, not enough heat in the entrance and tiles breaking at the entrance because of the mats.

Ms. Weston said they should wait for the report on the gym floor and Atty. Krans is searching for floor experts. Before taking any actions they need the report and she was told they were waiting to hear from the manufacturer. She also stated Mr. Beaulieu said the proper way to season was to put the wood where they were to go down but they were put on the stage.

Ms. Weston read an email from a Kenneth Costello who is a parent and has a landscape/design business. In the email he stated he would like to pursue doing landscape around the school in specific areas. She called and spoke with him on their plans and suggested he get all the information and then come in and talk to the members during public comments. He also mentioned the group was looking into grants to help with costs. Ms. Briggs Badger said if they were to match the grant, she believes they can't accept any grant money until it goes before the School Board. Ms. Weston knows some of the landscape is part of the renovations and when Ms. Costello knows the specifics he will let them know. Mr. Bardwell asked if he would have to coordinate with Dover Parks & Rec. Ms. Verville mentioned they are doing the rain gardens out front. Ms. Weston said he has been given names of people from the city to make sure this can be done. He will come to a JBC meeting when he knows more.

Ms. Weston asked if the meeting could be changed from Thursday to Tuesday, February 8th starting at 5:00 p.m. Mr. Carrier asked if there were any thoughts of meeting half hour before or after the meeting to discuss items. Mr. Geuther suggested meeting at the end so they can get what was said during the meeting and if they go longer than a half hour they don't have to worry about making everyone wait. Mr. Bardwell agrees to meet after. Dr. Mebert suggested going into a non-public meeting.

G. Adjournment: Ray Bardwell moved, Carolyn Mebert seconded to adjourn at 6:20 p.m. An oral **VOTE PASSED: 6/0**

Respectfully submitted,

Karen Weston/pm

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