



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE – GARRISON SCHOOL MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Supt Conference Rm, McConnell Center
Meeting Date:	Tuesday, October 10, 2017
Meeting Time:	4:30 p.m.

- I. CALL TO ORDER AND ROLL CALL:** A meeting of the Garrison School Joint Building Committee was called to order on Tuesday, October 10, 2017 at 4:32 p.m. in the Superintendent's Conference Room of the McConnell Center by JBC Chair Betsey Andrews Parker. In addition to Ms. Andrews Parker, present JBC members included Steve Haight, Keith Holt, and Jan Nedelka. Karen Weston arrived at 4:33 p.m. Dennis Ciotti was excused. Also in attendance were Superintendent Bill Harbron, Harriman representative Dan Bisson, Harvey Construction representative Carl DuBois, Facilities Manager Jeff White, Clerk of the Works Mike Brooks, Business Administrator Libby Simmons and GES Principal Beth Dunton.
- II. CITIZENS' FORUM:** No one addressed the JBC.
- III. APPROVAL OF AGENDA:** Jan Nedelka moved, Steve Haight seconded to move agenda item #9 Manifest approval to after #4. An oral **VOTE PASSED 4/0**. Jan Nedelka moved, Karen Weston seconded to approve the amended agenda. An oral **VOTE PASSED 4/0**.
- IV. APPROVAL OF MEETING MINUTES FOR AUGUST 29, 2017:**
- Jan Nedelka moved, Keith Holt seconded to approve meeting minutes of August 29, 2017 as presented. An oral **VOTE PASSED 4/0**.
- V. MANIFEST APPROVAL:** moved up in the agenda.
- Jan Nedelka moved, Karen Weston seconded to pay manifest CIPM#GES17 in the amount of \$99,096.75 to Harriman for professional services rendered through 8/31/2017. A roll call **VOTE PASSED 4/0**. Mr. Bisson stated that this is on track for the project.
- Jan Nedelka moved, Keith Holt seconded to pay manifest CIPM#GES18 in the amount of \$25,000.00 to Harvey Construction for preconstruction services. A roll call **VOTE PASSED 4/0**.
- Jan Nedelka moved, Karen Weston seconded to pay manifest CIPM#GES19 in the amount of \$2,370.00 to John L. Carter Sprinkler Co. for Sprinkler MIC testing. A roll call **VOTE PASSED 4/0**.
- It was determined that the sprinkler testing is inconclusive. Mr. Bisson commented that some pipes will be replaced and some will be treated by removing oxygen by nitrogen. This will be an add alternate.
- Keith Holt moved, Jan Nedelka seconded to encumber the balance of preconstruction funds. A roll call **VOTE PASSED 4/0**.
- VI. HARRIMAN/HARVEY UPDATE:** Mr. DuBois stated that based on findings and additional sampling, there was no additional asbestos or PCB materials found, however they never tested the window caulking for asbestos. Desmarais will be back to take additional samples for testing. Mr. Nedelka questioned the finding based on notes that state that insufficient plaster for analysis. Mr. DuBois will follow-up. In addition, an updated report will be provided after window caulking is tested for asbestos.



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Lead testing was not completed although water in the schools was tested previously.

Mr. DuBois noted that the numbers are very positive. He distributed a vendor list to JBC members and asked that it be reviewed before tomorrow so that any requests for additions be added.

Mr. DuBois summarized changes in scope from the DD estimate to the 75% CD estimate. Due to a transposition error, HVAC equipment numbers coming in higher than expected and architectural changes. Documents are archived with these minutes outlining the issue and resolution possibilities. The total deficit is \$346,791 and will be made up with options including reductions to project and design contingencies and reduction in moveable equipment.

Ms. Dunton also added requirements that added additional costs including change in office and storage space and restrooms areas. Storage space may be added to the stage area which is what it is used for now anyway. The JBC requested that all asbestos tiles be removed at a cost of approximately \$2400. The floor of the stage area will remain as concrete.

Mr. Haight was excused at 5:13 pm.

Mr. DuBois asked if the JBC wanted to continue to include air conditioning to the project (all 3 wings). Mr. White stated that the new high school is fully dehumidified but not airconditioned.

Ms. Andrews Parker supports air conditioning since it's a community school and should be built for the 21st Century but doesn't feel that it should be added to just one school since it will show inequality among schools.

Ms. Dunton commented that she would prefer furniture to air conditioning. She needs functional classroom space.

Mr. Holt cautioned that there are already financial issues and construction hasn't started yet.

Dr. Harbron added that the other buildings should be air conditioned also for equity among all schools. In addition, he stated that Garrison won't be fit for 21st century learning until all phases are complete.

Ms. Andrews Parker requested that Ms. Dunton speak to Dr. Harbron when there are items that should be addressed.

Numbers from the bid documents will be available to the committee at the November 7 meeting.

Ms. Andrews Parkers noted for the record that the committee cannot request additional money for this project in the CIP.

VII. TESTING UPDATE: Addressed earlier in the meeting

VIII. DRED UPDATE: There is no update on DRED situation.

IX. COMMUNITY FORUM PLANS: Mr. DuBois stated that they took the concerns from questions that parents asked at Open House and made changes to their phasing plan. A major concern was



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that students would be displaced for two consecutive years. They rectified this by swapping the order of wing renovations which will prevent any student from being disrupted for two years.

Ms. Dunton and Mr. DuBois confirmed that students in the summer program will not need to be relocated due to construction.

Ms. Dunton stated that she created an in-store committee called Sand Castles to address issues that may come up relating to the project. She also has a section on the Garrison website that is devoted to the project where parents will find answers to most of their questions.

The forum will take place on October 18 from 6-7:00 pm at the Garrison School cafeteria. Ms. Dunton will recap the Open House presentation and allow time for questions.

Ideas for forum:

- Summary and time frame of work including phasing plan
- History of Garrison renovations
- Discussion of life and safety issues
- Set up of gymnasium for classes
- Dr. Harbron will be speaking with Ms. Dunton, Mr. DuBois and Mr. Bisson answering questions.
- Mr. Nedelka and Mr. Holt will represent the JBC. Others may attend.
- Budget vs visible changes
- Background checks of subcontractors (completed by subcontractors and given to School District)
- Web site on handouts
- Offer tour date for parents
- Inform of meeting schedule so that parents may attend if they want
- Recommendation to provide questions before meeting or small groups
- Possible ground rules provided

X. MANIFEST APPROVAL: Moved up in the agenda.

XI. REVIEW ACTION ITEMS AND BUILD NEXT AGENDA: October 18 meeting is for purpose of community forum only. October 24 meeting will include testing results, DRED update, Forum summary, manifest, financial report, Sand Castle building communication. The meeting scheduled for November 7 at 4:30 has been changed to November 6 at 5:00.



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- XII. MATTERS OF INTEREST:** Mr. DuBois asked for clarification on approval of exhibits which would include bid documents. Mr. DuBois explained the process for Letters of Recommendation and determined that meeting every other week is acceptable for now, but may need to be amended. Numbers will start to be presented to the JBC on November 21.
- XIII. ADJOURNMENT:** Karen Weston moved, Jan Nedelka seconded to adjourn the meeting at 6:25 p.m. An oral **VOTE PASSED 4/0.**