

TO: MEMBERS OF THE JOINT BUILDING COMMITTEE:
Co-Chairs: School Board Chairman Kent LaPage
City Councilor William Wagner
City Council Members: Assistant Mayor Noele Clews and Councilor Joanne Grasso
School Board Members: Ken Muske and Nancy Novelline Clayburgh
Citizen Member: Robert lafolla
Ex Officio: W. Peter Torrey, Business Administrator
Also: John Bohenko, City Manager
Cindy Hayden, Community Development

FROM: W. Peter Torrey, Clerk for the Committee

DATE: September 11, 2001

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the Little Harbour Boardroom on September 5, 2001 at 8:00 A.M. Attending were School Board Chairman Kent LaPage, Assistant Mayor Noele Clews, City Councilor Joanne Grasso, School Board member Nancy Novelline Clayburgh, Robert lafolla, and School Business Administrator W. Peter Torrey. Absent: City Councilor William Wagner and School Board member Ken Muske.

Also attending were Wes Bonney and Jim Delisle of Team Design, Gary Bertram and Wayne Blais of Hutter Construction, Beverly Drouin of the Scott Lawson Group, City Auditor Andrew Purgiel, David Holden of City Planning Department, Dave Cohen, Tom Rooney, Ned Raynolds, Janet Lovering, Rick Gremlitz and City Councilor Harold Whitehouse.

1. Meeting Call to Order and Role Call
Chair LaPage called the meeting to order at 8:05 A.M.
2. Approval of Minutes of August 1, 2001
Motion: Chair LaPage called for a motion that the minutes of the August 1, 2001 meeting are accepted. Assistant Mayor Clews moved, Mrs. Clayburgh seconded. The motion was unanimously voted.
3. Project Adventure Relocation Proposal - Janet Lovering, PHS Physical Education
Ms. Lovering stated that Project Adventure, Inc. has provided a proposal for the relocation of the ropes course due to the construction and renovation project at PHS. Ms. Lovering further explained that it would not be an exact replica of the current course. The lack of trees in the new location would necessitate utilizing utility poles instead of trees during the construction of the ropes course. The proposal is for a "not-to-exceed" price of \$64,711 which includes the removal of the old ropes course and the setting up of the new course. A discussion took place regarding other possible sites. The site that has been chosen is in close proximity to the school and thus, better security of the course. The site will not interfere with the construction of the PHS project and the integrity of the educational experience will not be affected. Mr. Bonney from Team Design indicated on the plans for the renovation where the course would be built. Ms. Lovering stated that in order to offer the program by April 1, 2002, Project Adventure would need to start building by the end of October, the first of November 2001.

Motion: Mrs. Grasso moved to approve the relocation and proposal by Project Adventure. Mrs. Clews seconded. Mr. lafolla recommended that the motion be amended to accept the proposal but to have Team Design responsible for the coordination with Project Adventure for the work and all permits to allow consistency with the overall project design. Chair LaPage moved the motion approved as amended. Councilor Grasso seconded. The motion was unanimously voted.

4. Update PHS - Team Design

Mr. Bonney presented conceptual drawings of PHS to the JBC. Mr. Bonney had two schemes; one with brick as the exterior material and one with metal siding. Mr. Bonney indicated that there are numerous materials that would give the desired affect to the exterior of the building. Mr. Bonney stated that he and Jim Delisle drove around Portsmouth to get a feel of the new as well as old construction throughout the City. A discussion regarding exterior materials took place. The committee felt that Scheme A with the brick exterior was more in keeping with the old look of the City. Mr. Torrey stated that Scheme A is priced within the budget. A discussion took place regarding the overall look of the building.

Motion: Mr. Iafolla moved to continue to develop Scheme A as long as it stays within the budget. Councilor Grasso seconded. The motion was unanimously voted.

5. New Franklin Update - Team Design

Mr. Torrey stated that the JBC met in a non-public session at 7:45 A.M. this morning to review Team Design's contract regarding the New Franklin renovation. Mr. Torrey noted that a motion is necessary for this contract to proceed to the City Attorney for review.

Motion: Mrs. Clews moved to approve the terms of the Team Design contract and move to proceed to the City Attorney for review. Councilor Grasso seconded. The motion was unanimously voted.

Mr. Bonney stated that Appledore Engineering held a site visit at New Franklin during school hours to witness the traffic and student flow. Mr. Bonney stated that Appledore would meet with the City Technical Advisor Committee to develop a site plan. It was noted that if all work is to be completed by the fall of 2002, then a visit to the City Planner is recommended as soon as possible to begin the process.

Mr. Bertram of Hutter Construction presented the JBC with a preliminary budget for the New Franklin project. This budget was reviewed with the committee. The preliminary budget totals \$1 million four hundred thousand including a \$50,000 contingency. Exclusions include all permits and testing. An additional parking area will be developed in the future. Mr. Bertram indicated that construction could start in February and be completed in August 2002.

Motion: Councilor Grasso moved to accept the New Franklin preliminary budget as presented by Hutter Construction. Mrs. Clews seconded. The motion was unanimously voted.

Mr. Iafolla was excused at 9:05 a.m.

6. Energy Efficient Building - Dave Cohen, Tom Rooney, Ned Raynolds

Mr. Cohen, Mr. Rooney and Mr. Raynolds presented an energy efficiency proposal to the JBC for the PHS renovation and construction project. The purpose of this proposal is to have the JBC spend \$50,000 to have certain energy efficient guidelines monitored throughout the project. Mr. Raynolds indicated that by spending the money now the school could save thousands of dollars in energy during the life of the building. Examples of energy savings would be within the scope of climatic conditions, indoor environmental quality, making use of renewable resources, protect and conserve water, the use of efficient materials, minimize construction waste, and optimize maintenance and operations. Mr. Raynolds further stated that there are benchmark tools that could be utilized to set target goals.

- Energy Star for Schools
Measures energy performance. Evaluates energy decisions.
- US Green Building Council -LEED Rating System

Leadership in energy and environmental design. A measurement to determine how "green" a "green" building. A modeling tool used to measure energy efficiency per square unit.

- Substantial Buildings Industry Council "Resource and Strategy Guide"
Guide walks through each step of design.

A rating of 85% energy efficiency per square unit under Energy Star be used as a target for PHS. Currently, the PHS is rated at a 25%. A silver rating under the LEED rating system. The "Resource and Strategy Guide" would be a guide to evaluate the building through the use of a checklist. Mr. Raynolds expressed the importance of asking the right questions of the architects now and throughout the process. Mr. Raynolds further stressed that the JBC cannot wait until Team Design has spent hours drawing up plans to then ask questions. The "Resource and Strategy Guide" provides the questions to ask. Bonney stated that Team Design is very familiar with the modeling programs to assist the engineers. Mr. Raynolds introduced Mr. Jim Rutherford from NEEP who would be willing to work with Team Design on the modeling software. Mr. Rooney also suggested that he would be available to work with Team Design on the modeling. It was agreed that Mr. Bonney would discuss this proposal with the engineers on the project and meet with Mr. Rooney before the next JBC meeting.

Motion: Chair LaPage called for a motion to schedule a worksession with Team Design and the Energy Efficient Group before October 15, 2001 to further discuss this proposal. Mrs. Clews moved, Mrs. Grasso seconded. The vote was unanimously voted.

7. New Franklin IAQ Testing - Bev Drouin, Scott Lawson Group

Ms. Drouin stated that Scott Lawson would be completing an Indoor Air Quality (IAQ) Survey as well as an Exterior Air Quality Survey to address complaints or concerns during construction and then compare the old to the new. The survey will include data collection for Carbon monoxide, Carbon dioxide, Temperature, Relative Humidity, Dust Characterizations and airborne and settled Microbials. The cost for these surveys is \$5,244.50 for the Interior Building IAQ and \$7,172.00 for the Exterior Building Air Quality.

Motion: Ms. Clews moved to approve the proposal from Scott Lawson Group and to provide the study as soon as possible so that Team Design will have the necessary information. Mrs. Grasso seconded. The motion was unanimously voted.

8. Financial

Mr. Torrey reviewed the July and August financial reports with the committee. Mr. Torrey submitted manifest #6 for approval in the amount of \$24,476.45 for payment to Team Design for \$166.45 for reimbursable expenses in line with original approvals; PH Lead Source for \$17,925.00 for asbestos encapsulation; and Scott Lawson Group, Ltd. for \$6,385.00 for ceiling encapsulation.

Motion: Chair LaPage called for a motion to approve manifest #6 in the amount of \$24,476.45. Mrs. Clews moved after properly vouched. Councilor Grasso seconded. A roll call vote was taken. The motion was unanimously voted.

9. Other

Mrs. Grasso proposed that the JBC meet every two weeks. After discussion, it was felt that this might be necessary beginning in October.

10. Next Meeting

The next meeting of the JBC will take place on Wednesday, October 3, 2001 at 8:00 A.M. in the Little Harbour Boardroom.

11. Adjournment

Motion: Chair LaPage called for a motion that the meeting be adjourned. Mrs. Clews moved, Mrs. Grasso seconded. The motion was unanimously voted. The meeting was adjourned at 9:20 A.M.

Respectfully submitted,

W. Peter Torrey, Clerk for the Committee

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