

TO: MEMBERS OF THE JOINT BUILDING COMMITTEE:
Co-Chairs: School Board Chairman Kent LaPage
City Councilor Joanne Grasso
City Council Members: Laura Pantelakos and William St. Laurent
School Board Members: Nancy Novelline Clayburgh and Carvel Tefft
Citizen Member: Robert Iafolla
Ex Officio: W. Peter Torrey, Business Administrator
Also: John Bohenko, City Manager
David Holden, City Planning Department

FROM: W. Peter Torrey, Clerk for the Committee

DATE: March 20, 2002

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the Little Harbour Boardroom on March 20, 2002 at 7:30 a.m. Attending were: School Board Chairman Kent LaPage, City Council members Joanne Grasso, Laura Pantelakos and William St. Laurent, School Board members Nancy Novelline Clayburgh, Robert Iafolla and School Business Administrator W. Peter Torrey. Excused: Carvel Tefft.

Also attending were City Attorney Robert Sullivan, Dan Bisson, Jim Delisle and Daniel Bragg of Team Design, Wayne Blais of Hutter Construction, and PHS Principal Rick Gremlitz.

The JBC went into a non-meeting, non-public session with counsel at 7:30 a.m. and adjourned at 8:45 a.m.

1. Meeting Call to Order and Role Call

Co-chair LaPage called the meeting to order at 8:50 a.m.

2. Approval of Minutes of March 6, 2002

Motion: Co-chair Grasso called for a motion that the minutes of the March 6, 2002 meeting are accepted. Mr. St. Laurent moved, Mr. Iafolla seconded. The motion was unanimously voted.

Mr. Torrey stated that it had been anticipated that the JBC meet in a non-public session at this time to discuss an employee compensation contract proposal. Mr. Torrey indicated that it was premature to discuss this item at this time. Therefore, there was no need to proceed with the non-public meeting.

3. New Franklin Project

Mr. Blais reviewed the differences between a wet and a dry sprinkler system with the committee. The wet sprinkler system would cost \$57,760 plus \$60,314 for roofing. The dry sprinkler system would cost \$78,000 plus the cost for roofing (\$60,314). Mr. Blais stated that he recommends the wet system. The dry system needs much more maintenance than the wet system and would need additional electrical and alarm work. Mr. Blais explained that the wet sprinkler system is what is being installed in the addition and would be an extension of that system. He further explained that the flashing work is already budgeted for the new construction and there would be a cost-savings that would take place if the roof were replaced as part of this project. Mr. Bisson indicated that State funding would apply also if the roof were replaced as part of this project. Mr. Torrey stated that as a result of the roof analysis done by Independent Roofing for Team Design, the roof would need to be replaced eventually as it is showing signs of failure and poor insulation value.

After a discussion, the JBC all agreed that the most cost effective approach would be with the wet sprinkler system and the replacement of the roof.

Motion: Co-Chair LaPage called for a motion that option #1 as presented by Hutter Construction for the wet sprinkler system for the New Franklin School in the amount of \$57,760 be accepted. Mrs. Pantelakos moved, Co-Chair Grasso seconded. A roll call vote was taken. The motion was unanimously voted.

Motion: Co-Chair LaPage called for a motion to approve the new roofing proposal for New Franklin School as presented by Hutter Construction in the amount of \$60,314. Mr. Iafolla moved, Mr. St. Laurent seconded. A roll call vote was taken. The motion was unanimously voted.

Mr. Torrey reviewed the geotechnical observations and material testing proposal as presented by R.W. Gillespie & Associates, Inc. for an amount not to exceed \$5,000.

Motion: Co-Chair LaPage called for a motion to accept the proposal from R. W. Gillespie & Associates, Inc. for geotechnical observations and material testing to be done at the New Franklin School in an amount not to exceed \$5,000. Mr. Iafolla moved, Mr. St. Laurent seconded. A roll call vote was taken. The motion was unanimously voted.

Co-Chair LaPage stated that the groundbreaking at the New Franklin School should be during the week of April 1, 2002. After discussion, it was decided to have the official groundbreaking ceremonies on Friday, April 5, 2002 at 5:15 p.m. at the New Franklin School with all parties appropriately notified. Co-Chair LaPage stated that the parents and children from New Franklin School as well as those involved in the redistricting would be invited.

Mr. Torrey reassured Mr. Bisson that Team Design would review and validate all Hutter invoices once the final contract is in place. Mr. Torrey further explained that a partial payment would be going out to Hutter Construction as a result of the interim construction management agreement.

Co-Chair LaPage called for a motion to approve the official groundbreaking ceremonies at New Franklin to be on Friday, April 5, 2002 at 5:15 p.m. Mrs. Pantelakos moved, Co-Chair Grasso seconded. The motion was unanimously voted.

Co-Chair LaPage stated that the New Franklin project is beginning to take shape with the foundation currently in place.

4. PHS Project

The JBC decided to informally table the asbestos removal proposal from Scott Lawson.

Mr. Torrey explained that discussions with Bob Sullivan, City Counsel during the non-meeting, non-public session resulted in the following motions:

Motion: Co-Chair LaPage called for a motion to direct Team Design to request from Hutter Construction a schedule of values, time certain not to exceed April 10, 2002 and report back to the committee at the April 17, 2002 meeting, with the process to be monitored by the Superintendent of Schools. Co-Chair Grasso moved, Mr. Iafolla seconded. A roll call vote was taken. The motion was unanimously voted.

Motion: Co-Chair LaPage called for a motion to direct the Superintendent of Schools to work with Team Design and Rick Gremlitz, PHS Principal, with reviewing the design plans, as they currently stand, for educational programming. Co-Chair Grasso moved, Mrs. Clayburgh seconded. A roll call vote was taken. The motion was unanimously voted.

Co-Chair LaPage stated that there would not be any anticipated delays in the construction of the PHS project. He further stated that the project needed to be validated to the satisfaction of the JBC, the School Board, the City Council and the citizens of Portsmouth. Co-Chair LaPage stated to Mr. Blais that there is no reason not to continue the process as scheduled.

5. Financial

Mr. Torrey submitted manifest #20 (PHS) for approval in the amount of \$129,096.38. This manifest represents payment to Team Design for \$2,528.88 for reimbursable expenses per contract, a payment to Team Design for \$96,480.00 for a progress billing per base contract, a payment to Scott Lawson Group for

\$4,595.50 for reimbursable expenses involved with asbestos abatement and a payment to Scott Lawson Group for \$22,992.00 for abatement contractor and \$2,500 for analytical services.

Motion: Co-Chair LaPage called for a motion to approve manifest #20 in the amount of \$129,096.38. Mr. St. Laurent moved after properly vouched. Mrs. Pantelakos seconded. A roll call vote was taken. The motion was unanimously voted.

Mr. Torrey submitted manifest #21 (NFS) for approval in the amount of \$44,168.31. This manifest represents payment to Team Design for \$747.50 for additional services outside of contract, \$471.01 to Team Design for reimbursable expenses per contract, and \$42,949.80 to Hutter Construction for first billing per the interim construction management agreement.

Motion: Co-Chair LaPage called for a motion to approve manifest #21 in the amount of \$44,168.31. Mrs. Pantelakos moved after properly vouched. Mr. St. Laurent seconded. A roll call vote was taken. The motion was unanimously voted.

6. Next Meeting

The next meeting of the JBC has been scheduled for Wednesday, April 17, 2002 at 7:30 a.m. in the Little Harbour School Boardroom. The committee reserves the right to schedule a meeting prior to April 17, 2002 if issues arise that require the decisions of the JBC.

7. Adjournment

Motion: Co-Chair LaPage called for a motion that the meeting be adjourned. Mr. Iafolla moved. Mr. St. Laurent seconded. The motion was unanimously voted. The meeting was adjourned at 9:25 a.m.

Respectfully submitted,

W. Peter Torrey, Clerk for the Committee

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