

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: December 18, 2002

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the Little Harbour Board Room on December 18, 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 Carvel Tefft and Nancy Novelline Clayburgh; Robert Iafolla and School Business Administrator W. Peter Torrey.

Also attending were Rick Gremlitz, PHS Principal, Bill DiBartolomeo, Clerk of the Works, Daniel Bragg of Team Design, Gary Bertram and Wayne Blais of Hutter Construction.

1. Meeting Call to Order and Role Call

Co-Chair Grasso called the meeting to order at 7:40 a.m.

2. Approval of Minutes

Motion: Co-Chair LaPage called for a motion to approve the minutes of the November 20, 2002 meeting. Mr. St. Laurent moved. Mr. Tefft seconded. The motion was unanimously voted.

Co-Chair LaPage stated that due to the timing of the School Board meetings, Peter provided the School Board with "preliminary" minutes (not approved by JBC) from the JBC meeting of November 20, 2002 to the Board on December 10<sup>th</sup>. Co-Chair LaPage stated that this should continue with all JBC meeting minutes.

3. PHS – Project Status Report

Mr. DiBartolomeo reported that the interior footings are 50% completed, the permanent footings are 100% completed, the foundation walls are 75% - 80% completed, the leveling plates are 60% completed, the permanent drain and foundation wall insulation are 45% - 50% completed, and the underslab drain piping mains are completed, tested, inspected, and approved by the City. These drains are working now on secondary runs (45% completed) and the underslab drains at Unit A boiler room area have also been started. Mr. DiBartolomeo reported that PSNH has completed the feeders to the new transformers and that the tie-in has been completed. Lonchamps has installed conduit at Unit A (boiler/electric rooms). Mr. DiBartolomeo stated that the cold weather has not slowed down the construction progress at all. He commended Moe from Hutter Construction with not skimping on covering things, tenting or providing temporary heat in the work areas. Mr. DiBartolomeo further reported that Scott Lawson has been onsite and will abate (asbestos removal) the floor tile in the chorus room during the Christmas vacation. Mr. Blais reported that the structural steel framing is estimated to

begin the end of January or the beginning of February. Mr. Blais also stated that there is a 300-foot section of piping and hydrant still in need of installation to complete the full loop water supply around the building.

Mr. DiBartolomeo reported that the Community Field House is fully operational (heating and plumbing) and that athletic storage from the trailers has been moved for storage into the upper floor. Mr. Blais stated that Hutter is working on the punch list.

4. Old Business

Meeting with Building Inspector

Mr. Bragg reported on the meeting with Rick Hopley, City of Portsmouth Building Inspector. Mr. Bragg stated that overall the meeting went very well. Mr. Bragg stated that Mr. Hopley had two pages of code review items regarding the architectural and structural design of the PHS project. Mr. Bragg stated that his comments on the lack of accessible showers in the women's locker room and in the team rooms were valid and that the plans were revised. Other items of concern that were addressed were exit signs, the need for handrail extensions, and egress stair doors. Mr. Bragg stated that the major concern discussed was regarding the stairwell enclosure. This stairwell enclosure was designed using wire glass walls on the corridor side as a visible means of safety for observing students. It was agreed by the JBC that the visibility provided with the glass stairwells would be most beneficial for the safety of all the students. By observing the students there would be less tendencies for student fights and potential drug deals. Mr. Bragg stated that the State Fire Marshall approved the design with the addition of sprinkler system heads on both sides of the glass. Mr. Hopley had concerns about the amount of glass and recommended small glass windows in the doors. Mr. Bragg stated that with the use of glass only in the doors, the temptation to prop open the door for better visibility would take place. This, of course, would not help the heating and ventilation systems as all the heat would funnel up the stairwells causing the third floor to be extremely hot while the first and second floors would become excessively cool. Mr. Hopley had further concerns that if the glass were hit that the wire glass produces large shards of glass with the possibility of physical harm to the students. Mr. Bragg stated that there are other types of laminated glass with wire glass on the inside that could be considered. Mr. Bragg will provide further glass information at the next JBC meeting in January. Mr. Bragg stated that code allows 1296 square inches of wire glass. Mr. Bragg explained that there are three options to consider:

Option 1: Delete all wire glass sidelights at stairwell doors, add 100 sq. inches vision panel in door.

Option 2: Change wire glass to "FireLite" ceramic type glazing or equal product.

Option 3: Add laminated safety glass to corridor side of hollow metal sidelight frame, wire glass on the stairwell side.

Motion: Co-Chair Grasso called for a motion to ask Team Design to pursue option 2 and option 3 and to report back to the JBC with a more detailed report and cost analysis. Mr. Tefft moved. Mr. St. Laurent seconded. The motion was unanimously voted.

Plumbing and Fixture Document

Mr. Bragg reviewed the plumbing and fixture analysis document with the JBC. Mr. Bragg stated that his document was written for the Plumbing Inspector to review the process (BOCA vs. Department of Education guidelines) for determining the total number of plumbing fixtures (water closets and drinking fountains) needed for the PHS project. Mr. Bragg explained that the BOCA code requirements use maximum utilization of the building with simultaneous occupancy of the school, gymnasium, and auditorium. During school hours the students in classrooms would preclude any non-school related use of the auditorium. After school hours the public would use assembly areas, but not the classrooms. Site parking considerations also limit building occupancy. Mr. Bragg suggested that

we use the Department of Education minimum guidelines, which would require less than the BOCA code. Mr. Bragg stated that this would be presented to the Plumbing Inspector.

Mr. Blais stated that the new toilets would be more efficient with an approximate savings of 50%. A discussion took place regarding all of the energy efficient products being proposed for the PHS. It was recommended that Team Design develop a summary of projected savings to the taxpayer. Mr. Torrey stated that PSNH would be working with Team Design and the School Department on a light fixture efficiency grant campaign.

#### Sub-Contractor List

Mr. Blais distributed a subcontractor list for work that has been contracted to date for a total of \$11 million. Mr. Blais stated that by the January JBC meeting the remaining subcontractors would be determined.

#### Correspondence

Co-Chair Grasso read a letter written to Attorney Robert Sullivan from Mr. Torrey commending him for his diligent contract work on behalf of the JBC.

Mr. Iafolla arrived at 8:25 a.m.

#### 5. New Business

##### Color Selection

Mr. Torrey stated that a final color determination would need to be made. Mr. Bragg explained that Hutter Construction would develop a sample panel of the exterior components (i.e. brick, metal trim, vinyl siding, and stucco-type finish). This panel would be on site for comparison and compatibility to the current building. Mr. Bragg stated that the current PHS brick is of a higher grade and price (\$500/thousand). Mr. Bragg indicated that the budget for the project brick is at \$340/thousand and will have to be color matched to the existing brick. After a lengthy discussion, the JBC decided to review vinyl siding samples or a color board at the January meeting, provide approval to move forward with the on site panel and then move to the School Board for their approval.

Co-Chair Grasso recommended that a sub-committee be formed when it comes time for interior color schemes. It was recommended that Diane Tefft be invited to participate on this sub-committee.

Mr. Bragg explained that the handicapped/vision impaired yellow strips used as a safety feature will be permanently adhered.

Mr. Tefft stated that it would be good to have a color version of the exterior to provide a clearer vision of what the building would look like. Mr. Iafolla stated that possibly a half size exterior drawing could be provided by Team Design.

##### Scott Lawson – Hazardous Material removal; Chorus Room

Mr. Torrey stated that Scott Lawson has been on site preparing for the asbestos removal in the Chorus Room. Mr. Torrey explained that a decision, in between JBC meetings, was made to contract with Scott Lawson for \$5,700 for this asbestos removal during the Christmas vacation. Mr. Torrey stated that the proposal for the major hazardous waste removal in the old building for asbestos containing floor tile, ceiling, and piping would follow with phasing, timeframe, and cost advantages.

Motion:

Co-Chair LaPage called for a motion to allow Scott Lawson to proceed with the removal of the asbestos containing floor tile in the Chorus Room in an amount of \$5,400 with a larger proposal to follow to include phasing, timeframe and cost advantages. Mr. Iafolla moved. Mr. Tefft seconded. The motion was unanimously voted. (A roll call vote was inadvertently overlooked).

Floor Paint Proposal – Community Field House

Mr. Torrey stated that the locker room floor is in need of painting as the concrete would be dangerous and slippery when wet. Mr. Blais stated that skid resistant, sand textured grit epoxy paint could be applied for \$2,900. This price includes an acid wash, floor preparation, and epoxy applied (rolled on).

Motion:

Co-Chair LaPage called for a motion to proceed with the painting of the Community Field House floor in an amount of \$2,900. Mrs. Pantelakos moved. Co-Chair Grasso seconded. The motion was unanimously voted. (A roll call vote was inadvertently overlooked).

Mr. Torrey stated that a Certificate of Occupancy has been received for the Community Field House. Mr. Blais stated that the punch list is being worked on.

6. Other

Co-Chair LaPage expressed his appreciation to the members of the JBC as well as to Hutter Construction and Team Design for all of their time and effort on behalf of the school projects. He further expressed his best wishes to all for a safe and happy holiday season.

7. Financial

Mr. Torrey distributed the financial report for November. The members all were in agreement with the ease of reading the new format.

Motion: Co-Chair Grasso called for a motion to authorize the payment of Manifest #48 in the total amount of \$2,094.00 for the New Franklin School project. Mrs. Pantelakos moved after properly vouched. Mr. Iafolla seconded. A roll call vote was taken. The motion was unanimously voted.

Motion: Co-Chair Grasso called for a motion to authorize the payment of Manifest #49 in the total amount of \$251,035.35 for the Portsmouth High School project. Mrs. Clayburgh moved after properly vouched. Mrs. Pantelakos seconded. A roll call vote was taken. The motion was unanimously voted.

8. Next Meeting

The next meeting of the JBC has been scheduled for Wednesday, January 22, 2003 in the Little Harbour School Board Room at 7:30 a.m.

9. 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 9:10 a.m.

Respectfully submitted,

W. Peter Torrey, Clerk for the Committee

WPT/vk