

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: February 19, 2003

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the Little Harbour Board Room on February 19, 2003 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, Dan Bisson and Daniel Bragg of Team Design, and Wayne Blais of Hutter Construction.

1. Meeting Call to Order and Role Call

Co-Chair LaPage 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 January 22, 2003 meeting. Mr. St. Laurent moved. Mrs. Pantelakos seconded. The motion was unanimously voted.

3. PHS – Project Status Report

On-Site –

Mr. DiBartolomeo reported that the work at PHS is progressing very well. The remaining foundations are being completed; and, the underground utilities are being installed, tested and inspected by various City inspectional services. The masonry work was started this past week at the boiler room area; and, the demolition of the existing choral room has been completed. Structural steel, which was scheduled to start yesterday, was postponed until tomorrow due to the snowstorm. Mr. DiBartolomeo further stated that the crane would be on site today. Mr. DiBartolomeo noted that adequate wind protection and snow removal has been ongoing, thus, allowing work to continue on site during the winter weather. Mr. Blais stated that with the beginning of the ironwork, the amount of on-site workers would increase significantly. Mr. Blais

stated that these workers would park their vehicles within the boundaries established for the construction workers.

Other –

Mr. Torrey reported that Team Design would begin the furnishings bid process during April or May.

Mr. Torrey further reported that the State of NH Governor's budget does contain funding for the two Voc/Tech centers (Berlin and Portsmouth) in an amount of \$7.5 million dollars for both. Mr. Torrey felt that it reflected good news from the State as still being interested in renovating these centers. Mr. Torrey will keep the committee updated as information is received regarding the funding of the Voc/Tech center. Mr. Torrey stated that the Voc/Tech center could benefit from any additional monies as a result of any savings from the PHS project. Mr. Bisson stated that he would be providing a graph with revised budgetary numbers for the JBC shortly.

Co-Chair LaPage stated that he feels the JBC should revisit the discussion and inclusion of the tennis courts at PHS during a JBC meeting in the fall of 2003.

Co-Chair Grasso questioned Mr. Torrey on the current funding plans for State Building Aid. Mr. Torrey reported that, under the current plans, the funding would be at 100% and that further State Building Aid projects could affect funding availability. Mr. Torrey stated that any affect would be prorated, but hopefully, made up in another year.

Mr. Torrey stated that there would be a security and technology meeting during the second week of March. This meeting would include the Portsmouth Police Department for input on the security system at PHS. Co-Chair LaPage questioned whether or not the first floor windows would be non-opening for security purposes. Mr. Bisson stated that the JBC had previously decided upon operable windows throughout the building. He further indicated that particular windows could be screwed shut or partially shut for any security issues throughout the building.

Mr. Torrey stated that the auditorium stage systems would be evaluated and a formal proposal would be available within the next thirty days. Mr. Torrey further indicated that it is the intention of the auditorium seating fundraiser committee to provide any residual funds from the sale of seats to be used to replace any needed auditorium stage equipment.

Mr. Torrey stated that Scott Lawson has begun their bid process for asbestos abatement vendors. There is a scheduled walk through on Tuesday, February 25, 2003 with all interested sub-contractors with bids due on March 5, 2003. The final vendor selection would be presented to the JBC at the March 12, 2003 meeting.

Mr. Torrey stated that PSNH is working with Risk Frost to evaluate the lights and motors for efficiency. Mr. Torrey further stated that PSNH has a rebate program that could allow between \$30,000 and \$50,000 to go back into the project funds. This rebate program is for anything installed in 2003.

4. Old Business

New Franklin Project Closeout –

Mr. Torrey stated that he presented the New Franklin project closeout to the School Board at their meeting on February 11, 2003. This item was tabled until the March meeting.

Mr. Blais stated that new brick samples have been ordered and that a sample panel should be ready by next week. A full spectrum board would be available for the April meeting. After a brief discussion, the JBC decided that the April meeting would take place at PHS in order to view this board.

Mr. Blais stated that Hutter has received an approval from Rick Hopley, City Building Inspector, to reduce the number of wire glass panels in doors or sidelights. The original glass-wire budgeted impact was approximately \$150,000 and has been reduced to an impact of approximately \$27,500. Mr. Blais stated that this amount would be taken out of contingency.

Mr. Blais further stated that Mr. Hopley is recommending a secondary means of lighting the emergency exit signs. The current plan is to have an emergency generator as backup. Mr. Hopley suggested battery backup as well. It was recommended by Hutter and Team Design that the generator should be sufficient backup as long as the generator is maintained with weekly testing.

5. New Business

Mr. Blais stated that he has met with Mr. Gremlitz to fine tune the summer and fall schedules. Mr. Blais stated that the cost for painting the auditorium ceiling, without the seats in place, would be \$9,335 and recommends that it be scheduled for this summer after the abatement. Mr. Blais stated that the auditorium would be ready for September with new paint and new seating. A discussion took place by the JBC regarding how the seats in place would affect the fundraising. Mr. Tefft stated that it would be great to allow this amenity to students that would not realize the fully completed new high school. Mrs. Clayburgh stated that a fundraiser would take place in May for the auditorium seating. This fundraiser is a cocktail party with tickets costing \$50.00 with the ability to purchase an auditorium seat for \$150.00 throughout the evening. Mr. Iafolla stated that he would feel more comfortable if the decision to install the auditorium seats this summer could take place once we have the final figure for the hazardous remediation as well as the furnishing costs.

Motion: Mr. Iafolla moved to table the auditorium seating discussion until the next JBC meeting. Mr. St. Laurent seconded. The motion was unanimously voted.

6. Financial

January financials for the PHS and elementary schools were presented. Mr. Torrey stated that the elementary school financials did not change during the month of January and would not change until the School Board take's action on the closeout.

Motion: Co-Chair LaPage called for a motion to authorize the payment of Manifest #51 in the total amount of \$331,730.46 for the Portsmouth High School project. Mrs. Pantelakos moved after properly vouched. Co-Chair Grasso seconded. A roll call vote was taken. The motion was unanimously voted.

Mr. Torrey requested the release of a portion of the 10% retainage to Hutter Construction for the completion of the Community Field House. Mr. Torrey stated that the retainage amount of \$45,449.30 is all but \$5,000 pending the completion of the remaining items (painting the rails and landscaping). Mr. Bisson explained that the one-year warranty would begin with the acceptance of the *Certificate of Substantial Completion* and the *Certificate of Occupancy*.

Motion: Co-Chair LaPage called for a motion to authorize a Hutter retainage payment of Manifest #52 in the amount of \$45,449.30 for the High School Community Field House project. Mr. Tefft moved after properly vouched and contingent upon receiving a *Certificate of Substantial Completion* and the *Certificate of Occupancy*. Mrs. Pantelakos seconded. A roll call vote was taken. The motion was unanimously voted.

7. Next Meeting

The next meeting of the JBC has been scheduled for Wednesday, March 12, 2003 in the Little Harbour School Board Room at 7:30 a.m.

8. Adjournment

Motion: Co-Chair LaPage called for a motion that the meeting be adjourned. Co-Chair Grasso moved, Mrs. Pantelakos seconded. The motion was unanimously voted. The meeting was adjourned at 8:30 a.m.

Respectfully submitted,

W. Peter Torrey, Clerk for the Committee

WPT/vk