

TO: MEMBERS OF THE JOINT BUILDING COMMITTEE:
Co-Chairs: School Board Chairman Kent LaPage
City Councilor Joanne Grasso
City Council Members: Laura Pantelakos and Thomas Ferrini
School Board Members: John Lyons and Ann Walker
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 15, 2004

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the PHS Conference Room on December 15, 2004. Attending were: City Council members: Co-Chair Joanne Grasso and City Councilors Thomas Ferrini and Laura Pantelakos; School Board members Co-Chair Kent LaPage, School Board members John Lyons and Ann Walker; Robert Iafolla and School Business Administrator W. Peter Torrey. Bob Iafolla arrived at 8:20 a.m.

Also attending: Forrest Ransdell, PHS Principal, Wes Bonney of Team Design, Wayne Blais of Hutter Construction, and Bill DiBartolomeo, Clerk-of-the-Works.

1. Meeting Call to Order and Roll Call

Co-Chair LaPage called the regular meeting of the JBC to order at 7:50 a.m.

2. Approval of Minutes

Motion: Co-Chair LaPage called for a motion to approve the minutes from the meeting of November 17, 2004. Mrs. Walker moved. Mr. Ferrini seconded. The motion was unanimously voted.

3. PHS Project Status Report

Mr. DiBartolomeo reported on the status of the PHS building projects:

Main Project

- Site work on hold until the spring.
- Top course paving needs to be put down.
- Re-seeding and tree replacement to be determined in the spring.
- Decking is currently being worked on.
- Canopy and small punch list of items remains.
- Siding and EFIS facing needs to be completed.
- Old lobby terrazzo floor has been ground smooth and waxed. The floor will be ground and re-waxed after the upcoming concerts. The old lobby is brighter with new walls and new lights. The inlaid City seal in the floor is much more vibrant.

- Two huge display cases on either side of the auditorium entrance are completed and culinary arts already as a display of ginger bread houses.
- Corridors will be worked on through the winter.
- Girls locker room to be completed by the end of December

Career Tech

- Work is going strong in the Career Tech Center area.
- Structural steel is completed.
- Masonry work has just begun.
- Interior work to begin.

Co-Chair LaPage questioned a reported problem with doors and handles in the media area. Mr. Ransdell stated that all requests for corrections or changes should go through his office and then he will filter out requests to Hutter. He determines what is scope of design versus issues and/or differences from design requests. Mr. Ransdell maintains a completion/punch list. Mr. Ransdell further stated that the media issue would be handled during the Career Tech project phase. Mr. Blais stated that Hutter and Team Design started with a twelve-page list of changes, which is now down to two pages that have been put off until a final budget.

Mr. Ransdell reported that the second floor wing has been occupied as well as the childcare program. The student center and staff dining area have not been occupied. The old lobby area will be available for egress during the scheduled concerts.

4. Financials (Taken out of order)

Mr. Torrey reported that the December financial report is presented in both a combined version as well as separated for both the main project and the Career Center. Mr. Torrey further reported that the budget is on target and within the scope of the budget.

Motion: Co-Chair LaPage called for a motion to authorize the payment of Manifest #85 in the total amount of \$572,565.93 for the Portsmouth High School main project. Co-Chair Grasso moved after properly vouched. Mrs. Walker seconded. A roll call vote was taken. The motion was unanimously voted.

Motion: Co-Chair LaPage called for a motion to authorize the payment of Manifest #86 in the total amount of \$277,238.73 for the Career Center. Co-Chair Grasso moved after properly vouched. Mrs. Walker seconded. A roll call vote was taken. The motion was unanimously voted.

5. Old Business:

Mr. Torrey reported that Nancy Clayburgh and Cathy Herold have been working very hard on selling the auditorium seats. Mr. Torrey stated that 248 seats have been sold bringing in just under \$50,000. There were a total of 933 possible seats to sell; 95 of the 248 sold seats have engraved plaques installed with the remaining plaques awaiting engraving. Mr. Torrey stated that the engraving of the plaques has been taken longer than expected and that Mrs. Clayburgh will be following up on the delay. Mr. Torrey further reported that the left hand end aisle seat arms that can have a plaque have been ordered by Hussey quite some time ago

and are awaiting arrival. Co-Chair LaPage stated that the fund raising goal is \$250,000 for the sale of the chairs. Mr. Torrey further reported that a seating chart would be on display in the lobby outside the auditorium showing the sold seats.

Co-Chair LaPage stated that once excess funding is determined, we can go on to determining what items can be considered from the “wish list” of items. He further stated that the JBC would need to determine where we stand and what items need to be addressed at the January meeting. Mr. Torrey stated that this list would need to be prioritized.

Mr. Bonney distributed a list of alternates based on three criterias (need, want, wish). These items included:

Need –

- Field House Address wash out-double catch basin
- Auditorium Replace doors
- Gym Provide vertical lift for maintenance
- Gym Provide new baseball hitting net
- Gym Replace wood floor
- Playfields Add security fencing
- Project Adventure Add security fencing
- Field House Add drinking fountains
- Site – Exterior Add additional site signage

Want –

- Summit Ave Add curbing
- Summit Ave Add new paving
- Loop in front of “C” Add curbing & paving
- “E” Wing Add HC ramp
- Band/Choral Add second door
- “C” Building Add mini-split AC units
- Trainers Room Add exhaust hood over ice machine

Wish –

- Roof Paint air handlers
- Roof Paint exposed ductwork
- Site Add tennis courts
- Main Entrance Loop Add additional paved walkways
- Playfield Add irrigation to practice field

Mr. Ransdell and Co-Chair LaPage stressed the need for a new baseball hitting net as the practice season begins indoors during the winter prior to the baseball season. A discussion took place regarding the replacement of the gym floor and how timing of the replacement is critical to the completion of the project. The current gym flooring cannot be sanded anymore and that moisture underneath the floors has also caused damage to the floor. Mr. Ransdell

stated that it is the poorest floor in class "L". The estimated price to replace the floor is \$250,000.

Mr. Blais distributed a list of items that could be deleted or reduced in scope and the money could be reallocated to perform items that are currently outside the scope of work, but deemed to be higher priority. These items included:

- Reduce the scope of landscaping not yet installed.
- Reduce the scope of topcoat paving at parking lots and roadways.
- Reduce the scope of vertical granite curbing.
- Delete entry, shelf and funning wood trim in the drafting lab.
- Delete casework at various locations.
- Reduce the scope of the new equipment for Culinary Arts Kitchen.

Mr. Torrey reviewed the FF & E (furniture, fixtures & equipment) budget with the JBC. As of December 1st, there is a remaining combined balance of \$27,018 (PHS/Career Tech) available in the FF & E budget. However, there is an additional \$219,755 remaining unencumbered at the present time in the PHS FF & E budget. After a discussion, it was requested by the JBC that Hutter and Team Design bring to the January meeting the appropriate costs for all alternates and deletions/reductions.

A discussion took place regarding the above reductions and deletions. Mr. Ransdell stated that the biggest change that has been made this year has been the traffic flow and that once the old "circle" has been completed that parents will be able to drop off students at that site.

Mr. Ferrini left at 8:40 a.m.

Mr. Torrey stated that the main project is 90% done for actual work and bills that have gone through the system. Co-Chair LaPage stated that the JBC tour the building at the January meeting.

Motion: Co-Chair LaPage called for a motion pending presentation by the architects and contractors of appropriate costs, and where the money is coming from, our intention is to differ such items as paving in order to fund the replacement of the gym floor. Mr. Iafolla moved. Mrs. Grasso seconded. A roll call vote was taken. The motion was unanimously voted.

Co-Chair Grasso stated that no educational program, or anything to do with educating the students, is short changed because of the above motion.

6. Other

Mr. Torrey reported that the welding equipment bids are being evaluated for the welding shop.

Co-Chair LaPage stated that the PHS dedication is scheduled for Sunday, March 20, 2005 at 2:00 p.m. in the high school auditorium. The City Council, JBC and School Board will review the list of invitees.

7. Next Meeting

The next meeting of the JBC has been scheduled for Wednesday, January 19, 2005 in the conference room at PHS at 7:45 a.m.

8. Adjournment

Motion: Co-Chair LaPage called for a motion that the meeting be adjourned. Mrs. Pantelakos moved. Co-Chair Grasso 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