

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: March 23, 2005

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the PHS Little Theatre on March 23, 2005. Attending were: City Council members: Co-Chair Joanne Grasso, City Councilor Laura Pantelakos and City Councilor Thomas Ferrini; School Board members: Co-Chair Kent LaPage, Ann Walker and John Lyons; Robert Iafolla and School Business Administrator W. Peter Torrey.

Also attending: Wes Bonney of Team Design, Wayne Blais of Hutter Construction, and Bill DiBartolomeo, Clerk-of-the-Works. Forrest Ransdell, PHS Principal arrived at 8:40 a.m.

1. Meeting Call to Order and Roll Call

Co-Chair LaPage called the regular meeting of the JBC to order at 7:45 a.m.

2. Approval of Minutes

Motion: Co-Chair LaPage called for a motion to approve the minutes from the meeting of February 23, 2005. Mr. Lyons moved. Mr. Iafolla seconded. The motion was unanimously voted.

Mr. Torrey stated that there was no correspondence to be report.

3. PHS - Project Status Report

Mr. DiBartolomeo reported on the status of the PHS project – Construction work continues on the exterior canopies (main entrance and Career Tech Center). Interior work continues on flooring, painting and some small demolition. The work is winding down with the big push in culinary arts and the gym floor once school is finished in June. All work is to be completed by the end of August 2005. Furnishings are completed except for a couple of areas (benches for the woodworking shop and cabinets in the welding shop). The benches for the woodworking shop will be delivered the second week in April. Mr. DiBartolomeo will follow up on this scheduled delivery date next week. There is quite a bit of student and teacher desks and chairs being stored in the classrooms above the childcare area. The high bay door area has been sealed and the relocation of equipment to this area is about to begin so that work can begin in the old area.

Mr. Torrey suggested that the JBC meet in this area during the April meeting.

4. Old Business

FF & E, Other Funds and Contingency - Mr. Torrey reported that the supplemental funding requests went before the School Board on March 22, 2005 for their review and support. After a review of these requests, the School Board voted that the PSNH rebate money is to be used on this project without restrictions, the Vocational Equipment Fund money is to be used for vocational equipment and that the auditorium seating fundraising money is to be applied to the auditorium seats. Mr. Torrey further reported that there is approximately \$95,000 in the FF & E line item available for use on the PHS project. Mr. Torrey stated that there is also \$120,000 in the FF & E line item on "hold" for items not yet purchased by PHS. Mr. Torrey further stated that he reviewed the budget for additional funding and estimated that there will be between \$100,000-\$125,000 available to be applied toward items on the "wish" list. Mr. Torrey noted that there was a strong interest by the School Board that the exterior appearance of the building and grounds has a "completed" look. Co-Chair LaPage further noted that a discussion by the School Board focused on what the original guaranteed maximum price included versus items on the "wish" list (ex: curbing). Mr. Bonney stated that either the School Board or the JBC decided which items were deleted from the original list, which altered the direction of the funding. Mr. Bonney further stated that the new Summit Avenue paving and curbing around the loop was never part of the GMP but developed because of the Career Tech Center project. Co-Chair LaPage asked Mr. Torrey to confirm that all of the PSNH money goes to PHS and that none had been designated for the New Franklin project. Mr. Torrey stated that before the JBC moves further, the punch list needed to be firmed up. Mr. Bonney stated that he maintains all the punch lists and those items that still remain on it. The exterior is not completed and has not been "punched" out. Mr. Bonney stated that the list originally started with eleven pages and is currently down to four pages due to the completion of items on the original list. Co-Chair LaPage stated that the one-year warranty has expired on the athletic building and that the new addition was turned over last March and that we need to develop a list of repairs/corrections while Hutter and their equipment is still on site. Mr. Iafolla stated that comparing other projects of this size, the PHS project has gone extremely smoothly. Both Hutter Construction and Team Design agreed that this project has gone very well. Mr. Torrey stated that there has been an excellent working relationship with both Hutter and Team Design. Hutter has gone above and beyond the call of duty and will be missed once they leave. Mr. Torrey stated that Hutter Construction workers helped with the installation of the batting net that was donated to PHS as well as helping to remove snow throughout their presence on site.

Mr. Iafolla stated that we need a plan in place by the April meeting to approve items on the "wish" list. Co-Chair LaPage stated that this would be placed on the April agenda. A discussion took place regarding new auditorium doors, external signage, and an ice arena/tennis court. Co-Chair Grasso recommended that preliminary signage discussions should take place with the Planning Department and/or Mr. John Burke as soon as possible.

Dedication - Co-Chair LaPage reported that after a meeting with Co-Chair Grasso, Mrs. Walker, Dr. Tracy, Mr. Torrey and Mr. Lister, it was decided that the dedication date would take place upon the total completion of the PHS and Career Tech Center projects. The

dedication will take place on Sunday, August 28, 2005 at 2:00 p.m. (the day before school opens). Mr. Torrey stated that in anticipation of an earlier dedication date, the bronze plaque has been completed and that no changes (i.e.: members leaving and new members being assigned to the committee) can be made from now until the dedication in August.

5. New Business

Ground Water – Childcare Area – Mr. Torrey stated that there has been a significant amount of water discovered in the childcare area. Mr. Bonney stated that after the three-story building had been taken down and construction began for the childcare area, a large amount of water was discovered. Initially, it was felt that a water main had been damaged during construction. Hutter immediately installed a water pump to divert the water from the construction area. Mr. Blais stated that this water problem does not impact the structure. Mr. Blais further stated that he learned that there used to be a sump pump under the old three-story structure, which ran constantly. Mr. Bonney stated that after testing the water to see if it was system water or ground water, it was discovered that it was indeed ground water. Mr. Bonney further stated that Gillespie did some borings and found areas of excessive amounts of sand with an underground stream. The land area in question slopes down to the parking lot and then slopes down toward the building. A solution would be to put in perforated piping, gravel with stones and have a catch basin that ties into the yard drain. It has cost \$3,500 for borings and work done by Gillespie. Mr. Bonney stated that the drainage would expand the width of the parking lot or approximately 300 to 400 feet with approximately 100 feet of buried pipe to connect to the yard drain. Co-Chair LaPage stated that he would like the final report from Gillespie at the April meeting.

Co-Chair LaPage excused at 8:45 a.m.

6. Financial

Mr. Torrey presented the March financial report 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. Mr. Torrey stated that the change order, approved at the January 19, 2005 JBC meeting, of \$120,000 from the FF & E line item for the gym floor is reflected in the March financial report.

Mr. Iafolla lead a discussion to review available funds for the “wish” list.

Change order from January 19, 2005 meeting	\$120,000
Change order from January 19, 2005 meeting	<u>\$140,000</u>
Money available for new gym floor	\$260,000

Mr. Blais stated that the actual cost for the new gym floor would be closer to \$240,000, which reflects an approximate \$20,000 savings.

Recap of Remaining Funds Available Discussion:

A.	Supplemental Funding (PSNH) – Unrestricted Funds Available		<u>63,797</u>
B.	1. Main Project FF & E (Net of Encumbrances)	45,100	
	Add Auditorium Chair Fund	<u>50,300</u>	

		Funds Available	<u>95,400</u>
2.	Career Tech FF & E (Net of Encumbrances)	135,500	
	Add Equipment Fund	<u>26,000</u>	
		Funds Available	<u>161,500</u>
C.	Contingency @ March 23, 2005		
	Main Project	145,000	
	Career Tech	<u>55,000</u>	
		Contingency Available	<u>200,000</u>

After a discussion with the committee regarding the remaining funds, Mr. Iafolla stated that there would be more than enough to do the bulk of the items on the “wish” list. Mr. Iafolla stated that once we know the dollar amount to fix the water problem in the childcare area, he would be comfortable in recommending we reduce our contingency down to \$25,000.

Motion: Co-Chair Grasso called for a motion to authorize the payment of Manifest #91 in the total amount of \$74,679.65 for the Portsmouth High School main project. Mr. Iafolla moved after properly vouched. Mr. Ferrini 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 #92 in the total amount of \$370,459.85 for the Career Center. Mr. Lyons moved after properly vouched. Mrs. Walker 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, April 20, 2005 in the **conference room at PHS (or the architectural room, if available)** at 7:45 a.m.

8. Adjournment

Motion: Co-Chair Grasso called for a motion that the meeting be adjourned. Mr. Lyons moved. Mrs. Walker seconded. The motion was unanimously voted. The meeting was adjourned at 9:15 a.m.

Respectfully submitted,

W. Peter Torrey, Clerk for the Committee

WPT/vk