

MIDDLE SCHOOL JOINT BUILDING COMMITTEE

DATE: OCTOBER 9, 2013
SUBJECT: **REGULAR JBC MEETING #76**
LOCATION: PORTSMOUTH MIDDLE SCHOOL – MEDIA CENTER
TIME: 6:30 P.M. OR SHORTLY THEREAFTER

MINUTES

- I. CALL TO ORDER - 7:05 pm
- II. ATTENDANCE
 - CO-CHAIRS: LEGG
 - CITY COUNCIL MEMBERS: CLAYBURGH
 - SCHOOL BOARD MEMBERS: WALKER AND STEVENS
 - CITIZEN MEMBER: LIST, MIDDLETON AND CARRIER
 - NON-VOTING MEMBERS: SUPERINTENDENT MCDONOUGH,
BUSINESS ADMINISTRATOR
BARTLETT, CLERK OF THE WORKS
HARTREY AND PRINCIPAL STOKEL
- III. ACCEPTANCE OF MINUTES
 - MOTION: Motion to accept the minutes of September 25, 2013 by Ms. Stevens
 - SECOND: Ms. Clayburgh
 - DISCUSSION: NONE
 - VOTE: Unanimously Approved
- IV. CORRESPONDENCE – Mr. Bartlett stated that an updated letter had been sent to all artists that submitted proposals.
- V. PUBLIC COMMENT - None
- VI. OLD BUSINESS
 - i. PARROTT AVE CONSTRUCTION UPDATE – Mr. Weathers provided the following update via PowerPoint:
 - SCOPE OF WORK - OVERVIEW
 - Demolition and Removal of 1975 Classroom Wing and Gym
 - New Granular Fill
 - Rammed Aggregate Piers
 - Concrete Foundation and Steel
 - CMU Interior and Exterior Walls
 - Band/Stage/Student Commons Finishes
 - WORK COMPLETED TO DATE:
 - PHASE 3**
 - Rammed agg. piers
 - Excavation of deep footings 10.14.13

- Demo and demo removal complete 9.27.13
- Courtyard under drain and material load-in ongoing
- Consolidation of site laydown area – October
- Mason commence 3 hr wall at Phase 3 - 10.10.13
- Tree removal from fence
- Fence Installation – 10.21.13
- AHU-8 roof screens complete

CONNECTOR:

- Ceilings at 2nd and 3rd Floors – Acoustical complete. Relocation of ceiling units on 3rd floor next week.
- Sills – measurements and installation after ceiling install
- Flooring – TBD – Slab moisture levels
- Cap flashing at roof – 9.27.13
- Painting of 1st floor connector deck and steel (material not available until 10.10.13)
- Concrete stairs and landing – 10.11.13
- Pre-cast cap stone at front entrance wall – 10.14.13

SLAB MOISTURE MITIGATION:

- BARRIER ONE
 - Topical - \$2.50 to \$4.00/sf. Phase 3 slab cost - \$34K to \$55K
 - Admixture - \$65/CUYD. Phase 3 slab cost - \$13K
 - AQUAFLEX
 - More research required
 - New to market
 - Adhesive System
- ii. CUPOLA REPAIR PLAN – Mr. Weathers reported that if the tension bands holding the cupola together are loosened, the entire cupola will most likely need to be rebuilt. Close inspection of the wood finds it in good shape. Mr. Weathers, along with DeStefano Architecture, recommend filling the missing pieces with pressure treated wood, sealing and painting the columns. Co-Chair Legg asked for assurance that both parties were confident that the recommended repairs would last at least 10 years. Mr. Hartrey reported that the repairs were a good solution with new clamps added. Solution costs are expected to be less than \$15,000.00 with the original scope including work needed on the cupola base.

VII. NEW BUSINESS

- i. ALTERNATIVE FLOOR COVERING ADHESIVE PRODUCTS - Mr. Weathers presented various alternate moisture mitigation remedies that varied in pricing from \$13,000 to \$55,000. The three presented were Barrier One Topical, Barrier One Admixture and Aquaflex (more research is required to price out for Mr. Weathers to recommend). Mr. Weathers stated that the best alternative with the longest proven record is Admixture. Mr. Weathers is scheduling probes to assess slabs and will report back to the committee at the next regularly scheduled

meeting. Mr. Weathers is also scheduled to speak with a representative from Aquaflex to understand the product better. Regardless of a product chosen, flooring manufacturers will most likely require a waiver if any of the above products are used. Ms. Stevens commented on grass not growing on the corner of the middle school property and recommended that the committee revisit grass alternatives that will withstand high temperatures and poor irrigation during the summer months.

VIII. MANIFEST

MOTION: Motion to accept the manifest in the amount of \$20,720.50 by Ms. Walker

SECOND: Ms. Clayburgh

DISCUSSION: NONE

VOTE: Unanimous

MOTION: Motion to authorize the sub-committee to expend General Conditions funding up to the amount of \$145,000.00 by Mr. Carrier

SECOND: Ms. Clayburgh

DISCUSSION: NONE

VOTE: Unanimous

IX. FUTURE AGENDA ITEM – Next meeting will be scheduled for November 13th.

X. ADJOURNMENT – Motion to adjourn at 7:48 p.m. by Mr. Carrier and seconded by Ms. Stevens.