

TO: MEMBERS OF THE JOINT BUILDING COMMITTEE:
Co-Chairs: School Board Chairman Kent LaPage
City Councilor William Wagner
City Council Members: Assistant Mayor Noele Clews and Councilor Joanne Grasso
School Board Members: Ken Muske and Nancy Novelline Clayburgh
Citizen Member: Robert Iafolla
Ex Officio: W. Peter Torrey, Business Administrator
Also: John Bohenko, City Manager
Cindy Hayden, Community Development

FROM: W. Peter Torrey, Clerk for the Committee

DATE: July 18, 2001

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the Little Harbour Boardroom on July 18, 2001 at 8:00 A.M. Attending were School Board Chairman Kent LaPage, Assistant Mayor Noele Clews, City Councilor Joanne Grasso, School Board members Ken Muske and Nancy Novelline Clayburgh, School Business Administrator W. Peter Torrey and Robert Iafolla. Absent: City Councilor William Wagner

Also attending were Dan Bisson, Wes Bonney and Jim Delisle of Team Design, Wayne Blais of Hutter Construction, City Auditor Andrew Purgiel, David Holden of City Planning Department, Dave Cohen, Jesse DeConto of the Portsmouth Herald, Jay Martineau and City Councilor Harold Whitehouse.

1. Meeting Call to Order and Role Call

Chair LaPage called the meeting to order at 8:00 A.M.

2. Approval of Minutes of June 7, 2001

Motion: Chair LaPage called for a motion that the minutes of the June 7, 2001 meeting are accepted. Mr. Iafolla moved, Councilor Grasso seconded. The motion was unanimously voted.

3. Update PHS - Team Design/Hutter

Chair LaPage stated that a discussion took place at the July 17, 2001 School Board meeting regarding the new design plan for the PHS renovation project. Chair LaPage reported that the School Board was very favorable toward the new design. Mr. Bisson reviewed the changes to the new design. Language arts on the third floor where the library was on the previous plan; major changes to the first floor; visual arts on first floor; administration offices and athletic offices on the first floor, administration offices with new main entrance to right of gymnasium; Special Education relocated to area near existing main door; pre-school next to where playground area is currently; covered walkway over a courtyard area; and the main mechanical room to right of existing mechanical room; the weight room would be where the existing mechanical room is currently located; the cafeteria will remain in the same location with a staff dining area still to be addressed; and outdoor restrooms near gym for outdoor events. The new revised plan has a better inside student and a better vehicle flow outside. The athletic department would be the only department disturbed during the construction phase. Mr. Iafolla stated that the courtyard large enough to accommodate a large service vehicle to the mechanical room. Mr. Bisson indicated that items reduced from the previous floor plan were regarding roofing, kitchen equipment reduced and a different type of exterior building scimming would be looked at. Mr. Iafolla stated that there is a wide range of materials available to contractors

and architects today that will allow significant cost savings. Mr. Torrey stated that a 28.3 million-dollar construction budget was presented to the School Board. Mr. Torrey further stated that it is now up to Hutter Construction to work with Team Design in developing the budget. Chair LaPage wanted to stress that no educational plans were reduced and that all educational plans still meet and/or exceed the original Ed specs. Chair LaPage stated that if Hutter needed an extra week to work on the budget to notify Mr. Torrey to change the next JBC meeting date to August 8, 2001. Mr. Torrey noted that Mr. Gremlitz and Mr. Tracy are very pleased with the new plan.

4. New Franklin Addition

Chair LaPage stated that the School Board approved *plan two* of the New Franklin School addition. Chair LaPage noted that *plan two* does come in at a higher construction cost (\$1.4 million est.) with the design incorporating two kindergarten classrooms, two classrooms, a full cafeteria and a storage area. Chair LaPage stated that this would be a more efficient, updated building. Mr. Bisson stated that the boiler plant and the plumbing system are in very good condition. Changes in the kitchen hood would need to be upgraded and a new sprinkler system installed in the kitchen. Mr. Bisson further stated that a new control panel would need to be installed. Mr. Bisson indicated that he would like direction from both the City and the School Board before proceeding further. Mr. Holden stated that a site review would take place upon application for a building permit. Chair LaPage stated that a discussion by the School Board took place regarding the expenditure of \$1,700,000 (including soft costs) for the New Franklin School leaving only \$300,000 for Dondero and Little Harbour modifications. Chair LaPage reported that because New Franklin is receiving students as a result of redistricting it has priority for renovations needed. Chair LaPage indicated that \$300,000 will not be enough to fix all of Dondero needs and that Little Harbour will be put on hold. Mr. Torrey stated that New Franklin is scheduled to receive the extra students in the Fall of 2002 and that this work needs to begin as soon as possible. Assistant Mayor Clews discussed the need for outside air quality testing at the New Franklin School. Mr. Bisson stated that poor outside air quality would be pulled into the building. Discussion took place by the committee regarding outside air quality and noise issues at New Franklin. Chair LaPage stated that communication with the State DOT regarding sound barriers has taken place. Mr. Bisson stated that these sound barriers would also dissipate any vehicle emissions. Mr. Muske stated that trees and bushes could be planted to also help the noise and air issues.

5. Environmental Engineering

Mr. Cohen gave a presentation to the JBC regarding environmental engineering options for the school renovation projects. Mr. Cohen indicated that there are many ways to save thousands of dollars by utilizing an outside environmental engineering consultant. After the presentation by Mr. Cohen, a discussion took place regarding whether this outside assistance is needed. Mr. Muske indicated that Team Design has taken these environmental engineering concerns into consideration. Mr. Iafolla stated that Team Design has all the consultants already on board for our projects. Assistant Mayor Clews noted that it would be very prudent to utilize the research Mr. Cohen has done if the JBC has any questions regarding environmental engineering options.

6. Financial

Mr. Torrey reviewed the June 30, 2001 financial report with the committee. Mr. Torrey submitted manifest #5 for approval in the amount of \$46,581.45 for payment to Team Design for \$37,800 for progress work in line with original approvals; to Team Design for \$652.45 for reimbursable expenses in line with original approvals; and to Scott Lawson Group for \$8,129 for indoor air quality work in line with original approvals.

Motion: Chair LaPage called for a motion to approve manifest #5 in the amount of \$46,581.45. Assistant Mayor Clews moved after properly vouched. Councilor Grasso seconded. A roll call vote was taken. The motion was unanimously voted.

7. Other

Mr. Torrey reviewed the executive summary on a baseline indoor air quality survey at PHS from Scott Lawson Group. Mr. Torrey further reported that Lead Source has been awarded the bid for asbestos encapsulation at the PHS and is set to commence on Monday, July 30, 2001. Mr. Torrey stated that he would obtain from Scott Lawson Group an estimate for an outdoor air quality study at New Franklin School.

Chair LaPage excused at 9:10 A.M.

8. Next Meeting

The next meeting of the JBC will take place on Wednesday, August 1, 2001 at 8:00 A.M. in the Little Harbour Boardroom. Note: If Hutter Construction is in need of an additional week to prepare the construction budget for presentation to the JBC, the next meeting will take place on August 8, 2001.

9. Adjournment

Motion: Mr. Torrey called for a motion that the meeting be adjourned. Assistant Mayor Clews moved. Councilor Grasso seconded. The motion was unanimously voted. The meeting was adjourned at 9:15 A.M.

Respectfully submitted,

W. Peter Torrey, Clerk for the Committee

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