

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: December 5, 2001

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the Little Harbour Boardroom on December 5, 2001 at 7:30 A.M. Attending were School Board Chairman Kent LaPage, City Councilor William Wagner, Assistant Mayor Noele Clews, City Councilor Joanne Grasso, School Board members Nancy Novelline Clayburgh and Ken Muske, Robert Iafolla, and School Business Administrator W. Peter Torrey.

Also attending were Dan Bisson, Jim Delisle and Daniel Bragg of Team Design, Gary Bertram and Wayne Blais of Hutter Construction, Jesse DeConto of the Portsmouth Herald, Dave Cohen, PHS Principal Rick Gremlitz, David Holden of the City of Portsmouth Planning Department.

1. Meeting Call to Order and Role Call

Co-chair LaPage called the meeting to order at 7:30 A.M.

2. Approval of Minutes of November 7, 2001

Motion: Co-chair LaPage called for a motion that the minutes of the November 7, 2001 meeting are accepted. Mrs. Clews moved, Mrs. Clayburgh seconded. The motion was unanimously voted.

3. Project Timelines

New Franklin Timeline: Mr. Bisson reported that the New Franklin School project is on schedule and construction is due to begin on February 1, 2002. Mr. Bisson further

reported that all approvals have been met and the Planning Board has voted to approve the building permit. Mr. Torrey stated that there would be an informational meeting on December 13, 2001 at 6:30 P.M. at New Franklin School to allow the neighbors to provide input on the use of the back road into the school parking area. Currently, the use is very limited (fire truck access and employee access). Mr. Torrey indicated that a lockable gate (similar to PHS) could be installed. This meeting would allow the neighbors to voice their concerns regarding parking. Co-chair LaPage stated that the jersey barriers, used presently at New Franklin as traffic barriers, could be transferred for use at the PHS. Mr. Hutter stated that if the site plans are completed earlier than anticipated, the bid process can go out earlier.

PHS Timeline: Mr. Bisson stated that the schematic designs are completed for PHS. He is ready to schedule technology and planning review. Mr. Bisson reported that blasting would begin sometime between February and April. He further indicated that he has met with the utility people and has determined that no major "hiccups" have been determined in the plan. Mr. Bisson stated that he has reviewed the site with Mr. Gremlitz in respect to access to the building and bus pick-up during the blasting stage of construction. Mr. Bisson indicated that fine-tuning of all spaces with respect to wardrobes, outlets, shelving, etc. has been reviewed with Mr. Gremlitz to meet all district needs. Once approved by Mr. Gremlitz, the departments will then have the opportunity to review the drawings and offer input regarding such items as location of file cabinets, bookcases, counter space and computer drops. These drawings will be kept in a booklet and will be continually upgraded. Mr. Torrey will also have a copy of these drawings. Once all fine-tuning has been completed, these drawings will be signed off on by administration. It is anticipated that signoff on all levels will be completed by the end of the month. Mr. Bisson stated that the second and third floors have been defined and that there are a couple of issues to work out on the first floor. Mr. Torrey stated that there was a very productive and informative meeting on December 4, 2001 with administration, Team Design, and staff to discuss issues to be resolved. Mrs. Clayburgh questioned Mr. Bisson on whether or not there would be lockers along the corridors. Mr. Bisson stated that the lockers are going to be "clustered" near the stairwells. Mr. Bisson stated that "clustered" lockers have been proven to offer additional safety to students as far as monitoring behavior. Security cameras can observe these "clusters" as students congregate for short periods of time during the day.

Mrs. Clews questioned Team Design as to the placement of the child care center and was informed that its location has been relocated to the wing to the left of the main entrance with access to a green area. Co-chair LaPage questioned Team Design on the number of adult restrooms in the Science lab area and the thought that adults could use the student's restrooms if need be and the adult restrooms could be storage areas. Mr. Bisson stated that storage has been built into the design for the Science lab. The current square footage of the Science lab area is 1,200 square feet and will be increased to 3,000 square feet after construction.

Mr. Holden stated the need to have a meeting with Team Design to go over the plans in regards to the wet lands. Mr. Bisson stated that everything on the building is within the 100' buffer, except Project Adventure, and wouldn't need conservation commission approval. Mr. Torrey stated that the entire perimeter of Project Adventure observes the 50' Army Corps barrier buffer.

Mr. Bisson stated that the classroom addition will be finished by September 2003 and the renovated building will be finished by September 2004. Co-chair LaPage stated that there is a local company interested in cutting, clearing and burning the trees in the Project Adventure area. Mr. Bertram indicated that bids would go out a couple of weeks prior to the blasting and would be interested in speaking with Co-chair LaPage further regarding this. Co-chair LaPage stated that there would be difficulty milling the trees due to the metal from the ropes course. Mr. Bisson stated that the Athletic Building is scheduled to come down in April during school vacation and Mr. Gremlitz has already made preliminary plans to move the Athletic Building offices into the main building with alternate storage for athletic equipment.

4. PHS Budget Update - Hutter

Mr. Bertram distributed and reviewed the updated budget for the PHS project to include the air conditioning alternatives. As a result of the last JBC meeting, the committee moved to accept the air-conditioning add-ons, thus, causing increases to the budget lines for general conditions, mechanicals, electrical, roofing, performance fee and structural steel. The budget has increased from 28.8 to 29.9 to accommodate everything on the current plan. Mr. Bertram stated that exclusions to the budget are permits, removal of hazardous or unsuitable materials, exterior and interior athletic equipment, signage, stage curtain and equipment, offsite improvements, window treatment. Mr. Bertram further stated that commissioning is not being considered as part of the budget total. A discussion took place regarding the increase to the budget due to the addition of air conditioning. Mr. Torrey distributed a copy of the PHS construction and renovation budget to the JBC members. Mr. Torrey stated that there are two areas held in abeyance from the August construction estimate that could be ad/alternate decisions later. These two items were (1) student center 270k and (2) the large group room of 240k.

Mr. Hutter stated that he feels the PHS construction and renovation project can be built for \$29.9 and does not feel it will come in less. Mr. Iafolla stated that there is a 1.5M owners contingency line item to fund changes in scope of project and not in soft costs. Mr. Iafolla further stated that if you take the 29.9M plus the soft costs minus the contingency we are close to budget. Mr. Iafolla suggested that he is reasonably comfortable that we will come in within budget on the project.

Mr. Bisson indicated that he needs to have more information regarding the infrastructure for technology.

Motion: Mr. Iafolla moved to schedule an infrastructure meeting on December 19, 2001 at 7:30 a.m. Mr. Muske seconded the motion. The motion was unanimously voted.

Mr. Torrey stated that he would ask Ed Stokel and Tom Lotz, PHS Computer Technology to attend this meeting. Mr. Bisson stated that Rist-Frost would be attendance and feels that this meeting would clear up some loose ends.

Mrs. Clayburgh and Councilor Grasso indicated their interest in a fund raising effort for auditorium seats.

Co-chair LaPage commended the City Council on their meeting of December 3, 2001. Co-chair further stated that an informational meeting would be scheduled in late January, early February to include local citizens and SAU #50 boards for general public input on the PHS construction and renovation project.

5. Geo-Exchange Informational Meeting Report

Co-chair LaPage summarized the Geo-Exchange Information meeting presented by Mr. Ned Reynolds of Northeast Energy Efficiency, which took place on Monday, November 26, 2001. Co-chair LaPage stated that this meeting was very interesting and that the group provided a lot of information regarding Geo-Exchange Heating and Cooling. Co-chair LaPage stated the JBC's appreciation to Team Design and Rist-Frost for attending and exchanging information at this meeting. He further stated that there was a lot of information presented at this meeting but that no action was taken.

Mrs. Clews stated that this system would allow a significant amount of cost savings over time and that we should allow this Geo-Exchange group to work with PSNH to do a study of our school. A discussion took place regarding alternative energy sources. Co-Chair Wagner stated that a ConEd plant will be moving into Newington and would be an alternate source for obtaining heating resource information. Mrs. Grasso stated that the Haverhill, MA library had installed a Geothermal heating system and reported negatively on its efficiency and use. Co-Chair LaPage stated that he had received the same report when he called for more information. Mr. Muske indicated to the committee that previously the engineers looked over the site plans and available space, and reported that a Geothermal system does not work well on ledge and would cost a lot to tear up an area to allow the system to work properly. Mr. Muske further stated that the idea was worthwhile looking at but not a good idea to spend money on for the PHS project and that the JBC should continue forward with the project. Mr. Iafolla stated that the potential of Geothermal is intriguing, but, we do not want any further delays for the project and that the basic decision involving capital budgeting and financing amounts for future savings is beyond the statutory powers of the JBC. Mrs. Clayburgh stated that the citizens of Portsmouth deserve an energy efficient building but built within the budget. Mrs. Clayburgh further stated that the JBC chose Team Design to include all energy efficiencies when developing the project. Co-Chair LaPage stated that he appreciates

all the time and effort the Geo-Exchange group has put into this proposal but that he moves the motion at this time.

Motion: Co-Chair Wagner moved that we thank them (Geo-Exchange group) for their efforts, but the JBC will continue forward with the PHS project as currently designed for HVAC. Councilor Grasso seconded. A roll call vote was taken (6,1). The motion was passed in the affirmative.

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6. Financial

Mr. Torrey submitted manifest #10 (PHS) for approval in the amount of \$18,961.00 for payment to Team Design for a progress billing of \$9,257.50; a reimbursement bill of \$450.32; and a final payment for the \$30,000 approved for the PHS addition relocation of \$9,253.18.

Motion: Chair LaPage called for a motion to approve manifest #10 in the amount of \$18,961.00. Mr. Muske moved after properly vouched. Mrs. Grasso seconded. A roll call vote was taken. The motion was unanimously voted.

7. Other

Co-chair LaPage stated that there are three seats on the JBC that will be filled sometime in January. Co-chair LaPage praised Mr. Muske for his excellent participation while serving on the JBC as a representative of the School Board. Co-chair LaPage further praised Assistant Mayor Clews for her vision. While Chairperson of the School Board, Assistant Mayor Clews motivated what was, at the time, a science lab project that escalated into a 36M project. Co-Chair LaPage praised Co-Chair Wagner for his valuable experience as a past member of a JBC and his ability to keep the current JBC on track as related to their duties.

8. Next Meeting

The next meeting of the JBC has been scheduled for Wednesday, December 19, 2001 at 7:30 a.m. The January meetings have been scheduled for Wednesday, January 9, 2002 and January 23, 2002.

9. Adjournment

Motion: Mrs. Clayburgh called for a motion that the meeting be adjourned. Mrs. Grasso moved. Mr. Iafolla seconded. The motion was unanimously voted. The meeting was adjourned at 9:05 a.m.

Respectfully submitted,

W. Peter Torrey, Clerk for the Committee

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