

TO: MEMBERS OF THE JOINT BUILDING COMMITTEE:  
Co-Chairs: School Board Chairman Kent LaPage  
City Councilor Joanne Grasso  
City Council Members: Laura Pantelakos and William St. Laurent  
School Board Members: Nancy Novelline Clayburgh and Carvel Tefft  
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 12, 2003

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the Little Harbour Board Room on March 12, 2003 at 7:30 a.m. Attending were: City Council members Laura Pantelakos, and William St. Laurent, School Board members Carvel Tefft and Nancy Novelline Clayburgh; Robert Iafolla and School Business Administrator W. Peter Torrey. Absent: Co-Chair Kent LaPage and Co-Chair Joanne Grasso.

Also attending were Rick Gremlitz, PHS Principal, Bill DiBartolomeo, Clerk of the Works, Dan Bisson and Daniel Bragg of Team Design, Wayne Blais of Hutter Construction and Steve McPherson of Scott Lawson, Inc.

1. Meeting Call to Order and Role Call

Mrs. Clayburgh called the meeting to order at 7:36 a.m.

2. Approval of Minutes

Motion: Mrs. Clayburgh called for a motion to approve the minutes of the February 19, 2003 meeting. Mr. St. Laurent moved. Mrs. Pantelakos seconded. The motion was unanimously voted.

3. PHS – Project Status Report

Mr. DiBartolomeo reported that the work at PHS is progressing very well. The foundation work continues and is nearing completion. The underslab utilities work continues with inspections going well. The masonry work continues and is progressing quite well. The masons worked Saturday on the project. The chimney is 95% completed with only the opening for the flue to be completed. Once the flue is installed the opening will be closed up. The steel erection is continuing at Unit E and is going up very well. The steel erectors worked Saturday in order to install the metal decking and to complete the bolting up of the sections of steel erected. R.W. Gillespie is overseeing the steel at the factory as being properly fabricated and bolted. The floor joists and metal decking installation is progressing well. Mr. DiBartolomeo reported that there are over thirty journeymen on site daily. Mr. Blais reported that the last beam to be erected would be set up in an area where the students and staff may sign.

4. Old Business

Project Costing Report

Mr. Blais distributed the latest budget for the PHS project. Mr. Blais explained that this budget is as of March 11, 2003. Cost to date is \$4,085,336. Mr. Blais stated that City Electrical code issues caused the budget to increase by \$100,000. Mr. Blais stated that \$4,736 has been taken out of the contingency line item to help cover this increase and that the bottom line is still on budget. Mr. Bisson stated for being at the steel erection stage of the construction and that the contingency budget to still intact is fantastic. Mr. Blais notified the committee that Rick Hopley has agreed to allow the exit signs to be backed up with only a generator and not battery backed up as he had originally suggested. Mr. Blais stated that all wire glass has been eliminated from the plans.

The JBC thanked the hard work of Hutter Construction along with Team Design in keeping the project on schedule and within budget.

Revised Phasing Plan

Mr. Blais distributed the revised phasing plans to the JBC. Mr. Blais stated that these revised plans were as a result of numerous meetings with Mr. Gremlitz, PHS Principal.

<u>Phase</u>	<u>Area</u>	<u>Start</u>	<u>Finish</u>
1	Three story addition/new boiler room	October 30, 2002	February 16, 2004
1A	Team rooms east	June 26, 2003	February 16, 2004
1B	Existing boiler room/weight room	June 26, 2003	September 22, 2004
1C	Music Rooms	June 26, 2003	October 1, 2003
2A	Career Center part one	June 26, 2003	August 28, 2003
2B	Career Center part two	June 17, 2004	August 30, 2004
3	Auditorium renovations	June 26, 2003	September 9, 2003
4	Lobby, childcare & team room west	February 17, 2004	August 30, 2004
4A	Gymnasium renovations	June 17, 2004	August 18, 2004
5	Third story tear-off and total demo	March 1, 2004	April 30, 2004
6	Kitchen & cafeteria	June 17, 2004	December 30, 2004

Mr. Blais explained that the gymnasium asbestos abatement would take place over the summer of 2003 with the major gymnasium work to take place during the summer of 2004. Mr. Blais further noted that the music rooms and weight room would move out of their current space during this summer. The music office would move temporarily to the career center, the weight room would move to the student lounge, the boys physical education would move to the field building and the custodial office would move to the kitchen storage area (faculty dining room). Moves to take place during the February 2004 phase would be: childcare moves to the first floor 1975 addition, weights move to the first floor 1975 addition, lobby and cafeteria moves to first floor 1975 addition, the girls' physical education moves to the field building, the three-story wing, old administration wing and girls' physical education are turned over for renovations, and the foreign language moved to the second floor of the 1975

addition. Moves to take place during the June 2004 phase would be: weights, childcare, cafeteria, and foreign language move out of 1975 addition and the kitchen and cafeteria moves out. Mr. Blais stated that an unresolved issue would be to solve school lunches during the last phase. Mr. Blais further stated that the second floor library renovations would start during the February 2004 phase.

Mr. Torrey stated that if additional voc center funding (\$1 million) is received the schedule could be affected somewhat. Mr. Blais stated that Hutter would need to know by June 2003 if this funding would take place. Mrs. Pantelakos stated that we should know from the State by June 30, 2003.

Mr. Blais stated that construction is on schedule.

#### Substantial Completion

Mr. Torrey reported that, under two separate votes, the School Board has unanimously agreed to the close out the New Franklin School project and the Community Field Building allowing authorization for sign off by the owner. The School Board further agreed to the expenditure of the remaining \$20,011 by the JBC on the New Franklin School. A discussion took place by the JBC regarding the list of possible expenditure items that Mr. Torrey had originally presented at the November 20, 2002 JBC meeting. This list included sound microphone PA system for the New Franklin cafeteria, cable TV drops in all classrooms, additional library shelving, and improvements, repairs and upgrades to existing mechanicals/ventilators per Risk-Frost HVAC evaluation report to help restore but not fix the air exchange problem. Risk-Frost provided a more extensive list of short-term options for improvements, repairs and upgrades to the existing mechanicals/ventilators totaling \$1,181,250. Further discussion took place regarding using this \$20,011 toward supporting the Risk-Frost HVAC evaluation report. Mr. St. Laurent felt that the money should be held for a while until all projects were completed. Mrs. Pantelakos emphasized that this money is to be expended at the New Franklin School and could not be used for the PHS project. Mr. Tefft expressed his concern for better air quality at the New Franklin School. It was recommended that the \$20,011 be used to obtain the best value for the money.

Motion: Mrs. Clayburgh moved that the JBC acknowledge the School Board's direction to have the funds expended at New Franklin School and to direct Mr. Torrey to review the lists presented to the JBC and to come back with a recommendation to the JBC at the next meeting in April 2003. Mrs. Pantelakos moved. Mr. Iafolla seconded. A roll call vote was taken. The motion was unanimously voted.

#### 5. New Business

##### Hazardous Material Removal Bids

Mr. Steve McPherson of Scott Lawson, Inc. reported to the committee that abatement bids have been received and after offering the three lowest bidders the chance to "sharpen their pencils" and additional \$10,000 was saved. The two lowest bidders, A-BEST Abatement from Salem, NH with a base bid of \$518,000 and MARCOR Remediations of Wilmington, MA with a base bid of \$525,000 were felt by Mr. McPherson to be very comparable. A discussion took place regarding Mr. McPherson's recommendation to not go with a performance and payment

bond in the amount of \$13,000. Mr. McPherson stated that MARCOR has guaranteed their pricing in the event that A-BEST could not honor the contract. Mr. McPherson stated that by having MARCOR as a backup there was no need for a performance and payment bond. Mr. McPherson stated that he has worked with A-BEST for over twelve years and that they are currently doing a \$3 million abatement project for PSNH. Mr. McPherson further stated that A-BEST has the equipment and personnel needed to perform the scope of the PHS project. The asbestos abatement base bid from A-BEST Abatement is \$518,000 plus a 5% contract fee in the amount of \$25,900 for Scott Lawson, Inc. to implement contract and manage the project equals a total of \$543,900.

Motion: Mrs. Clayburgh called for a motion to authorize Scott Lawson, Inc. to accept and award the asbestos removal bid to A-BEST Abatement as presented by Scott Lawson, Inc. in an amount of \$518,000 for the base bid and 5% contract fee of \$25,900 to Scott Lawson Inc. for a total of \$543,900. Mr. Iafolla moved. Mr. St. Laurent seconded. A roll call vote was taken. The motion was unanimously voted.

A discussion regarding asbestos disposal took place by the committee. Mr. McPherson explained after each phase a substantial completion certificate is released. The disposal is labeled with PHS name on it and properly disposed of at a landfill. Once it is signed off at the landfill it becomes the responsibility of the landfill.

6. Financial

Mr. Torrey presented the February financials for the PHS project. Mr. Torrey stated that the budget is currently under budget..

Motion: Mrs. Clayburgh called for a motion to authorize the payment of Manifest #53 in the total amount of \$727,346.95 for the Portsmouth High School project. Mr. St. Laurent moved after properly vouched. Mrs. Pantelakos 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 16, 2003 in the Career Center Room (Room 21 – behind the auditorium) at PHS at 7:30 a.m.

8. Adjournment

Motion: Mrs. Clayburgh called for a motion that the meeting be adjourned. Mr. Tefft moved, Mr. St. Laurent seconded. The motion was unanimously voted. The meeting was adjourned at 8:50 a.m.

Respectfully submitted,

W. Peter Torrey, Clerk for the Committee

WPT/vk