

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: May 19, 2004

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the PHS Conference Room on May 19, 2004 at 7:45 a.m. Attending were: City Council members Co-Chair Grasso and City Councilor Laura Pantelakos; School Board member Ann Walker; Robert Iafolla and School Business Administrator W. Peter Torrey. Absent were School Board members Co-Chair LaPage and John Lyons; and City Councilor Thomas Ferrini.

Also attending were Bill DiBartolomeo, Clerk of the Works; Wes Bonney, Team Design; Wayne Blais, Hutter Construction; Forrest Ransdell, PHS Principal, and Steve McPherson.

1. Meeting Call to Order and Roll Call

Co-Chair Grasso called the meeting to order at 7:45 a.m.

2. Approval of Minutes

Motion: Co-Chair Grasso called for a motion to approve the minutes from the meeting of April 28, 2004. Mrs. Pantelakos moved. Mrs. Walker seconded.

3. PHS – Project Status Report

Mr. DiBartolomeo reported that the demolition work continues; the concrete floor slab for Unit B dinning area and kitchen area has been replaced; the window treatments are 99% complete; hydro seeding has been completed along with the planting of trees and shrubs; the air conditioner is up and running with only a few small adjustments yet to be made; and the mechanicals and electrical roughing is ongoing and will continue. Mrs. Walker questioned Mr. DiBartolomeo about whether or not there has been any water leaks experienced in the building. Mr. DiBartolomeo did report that during a heavy, wind-driven rain, water did develop in the window channels which have since been fixed; there have been some windows that leaked which have since then been re-caulked; and the sprinkler piping had been leaking and has since been repaired. Any damaged ceiling tiles have also been replaced. Mr. DiBartolomeo further reported that the temporary floor put down to protect the gym floor has been working out well for the temporary kitchen area. The new cafeteria

will be operating for the start of school with the kitchen areas to be finished around the first of November.

Mr. Blais reported that the cafeteria seating has been ordered and should arrive in time for the beginning of the school year.

Mr. Torrey requested that *New Business* be taken out of order to allow Mr. McPherson from Scott Lawson Group to report on the abatement project.

4. *New Business*

Mr. McPherson from Scott Lawson Group was in attendance to provide an update on the asbestos abatement project. Mr. McPherson reported that, so far, sixteen 100-yard trailers full of “asbestos containing material” (ACM) have been removed from the ceiling, walls and/or floors have been taken away. Mr. McPherson reported that 80% of the ACM has been removed and that the T-wing should be finished this week and turned over to Hutter Construction. The air monitoring units for asbestos have registered below the limit. Mr. McPherson further reported that the A-Best asbestos removal personnel that were monitored also registered below the limit. Mr. Blais stated that A-Best has been very reasonable to work with. The only ACM remaining in the renovated building is encapsulated in the curved wall in the auditorium. Mr. Torrey stated that when this PHS project is completed the school would be 99.9% free of ACM. Mr. Blais reported that Hutter builds temporary partitions as well as the use of plastic barriers and taping to contain the ACM area during the abatement project. Mr. McPherson further reported that the dust monitors set up in the building during the demolition registered below the regulatory limits. He emphasized that this dust is just nuisance construction dust due to the demolition and contains no hazardous substances whatsoever. He further emphasized that areas designated for demolition are ACM free prior to any demolition. Mr. Blais stated that the custodial staff has been doing a very good job mopping two to three times per day in any dusty area. Mr. McPherson stated that once school is finished, Scott Lawson will need two to three more weeks to finish up the corridor area located in the Career Center as well as the “old” guidance area.

5. *Old Business*

*Career-Tech Center:* Mr. Torrey reported that the Career-Tech Center proposal did go before the School Board at their meeting of May 11, 2004 and that the proposal received full support. Hutter Construction and Team Design gave a great presentation. Mr. Torrey stated that there was a unanimous vote by the School Board to proceed with the project totaling \$4.5 million in additional funds from the State as well as referring the project to John Bohenko, City Manager for a presentation to the City Council for their acceptance. A discussion took place regarding whether or not a “grant” (the \$4.5 million in additional funds) would need to be approved by the City Council. Co-Chair Grasso stated that she would discuss it with the City Manager and the City Attorney. Mr. Torrey stated that Hutter would not be turned loose on the project until the City Council has approved the funding plan. Mr. Iafolla stated that the School Board has the educational control of the project but the City Council has

the funding control of the project. Mr. Iafolla stressed that time is of the essence as it is very costly to shut down or delay a project and start up again. Mr. Iafolla stated that the project is ready to go and that the JBC needs a decision from the City Council as soon as possible. Co-Chair Grasso stated that, hopefully, this would go before the City Council at their meeting on June 8, 2004.

Mr. Bonney reported that the documents are nearing completion and should be finished in the next couple of weeks. When completed, Hutter Construction can develop a budget. Mr. Iafolla stated that this process could go forward without any delay and that as long as there are no change orders given to the "subs" until a change order is received from the JBC.

Air Conditioning:

Mr. Bonney stated that a meeting was held on Monday, May 17, 2004 to discuss the options for air-conditioning the new areas and re-design of existing areas of the Career Center. After a lengthy discussion by the JBC, it was decided to present this portion of the project to the School Board for their decision. There is not enough money in the budget to air-condition all of the areas. The School Board would need to decide whether or not to take money out of what it has educationally committed to in order to provide air-conditioning. Mr. Bonney stated that the cost to air-condition the band, choral and adjacent rooms would cost approximately \$120,000. The C-wing would be more difficult to achieve air-conditioning components on this part of the building due to the lack of floor-to-floor elevation necessary for the ductwork. Mr. Bonney stated that it would be very expensive to make adjustments to the air-handling units for the C-wing. Mr. Bonney gave an estimate of \$650,000 to accomplish air-conditioning in the C-wing. In order to build now for air-conditioning in the future would also be very costly because there would be a need for additional steel braces, another bay for supplemental equipment, provide a structure to support a future chiller plant, structural engineering to determine design load. This estimate would be approximately \$75,000 to \$100,000. Mr. Torrey stated that the educational specifications have taken all of the additional funding and that funding for air-conditioning would be outside of the \$4.5 million. Mr. Torrey will present this topic at the next School Board meeting.

6. Financial

Mr. Torrey reported that the May financial report is on target and within the scope of the budget.

Motion: Co-Chair Grasso called for a motion to authorize the payment of Manifest #71 in the total amount of \$923,615.62 for the Portsmouth High School project. Mrs. Pantelakos 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, June 23, 2004 in the conference room at PHS at 7:45 a.m.

8. Adjournment

Motion: Co-Chair Grasso called for a motion that the meeting be adjourned. Mr. Iafolla 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