

TO: MEMBERS OF THE JOINT BUILDING COMMITTEE
Co-Chairs: Dexter Legg- School Board
Chris Dwyer-City Councilor
City Council Members: Jerry Hejtmanek, Eric Spear
School Board Members: Leslie Stevens, Lisa Sweet
Citizen Members: Ernie Carrier, MaryAnn List, Peter Middleton
Ex Officio: Stephen Bartlett, Business Administrator
Also: John Bohenko, City Manager
Ed McDonough, Superintendent
John Stokel, Middle School Principal

FROM: Stephen Bartlett, Clerk for the Committee
DATE: May 19, 2010
RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the Portsmouth Public Library Levenson Room. Attending were School Board Members: Lisa Sweet, Leslie Stevens (arrived at 7:40 pm), City Council Members: Chris Dwyer, Jerry Hejtmanek, Eric Spear (left at 8:15 pm), Citizen Members: Peter Middleton, and MaryAnn List (arrived at 8:00 pm).

Also attending were: Stephen Bartlett (via Skype telephone), Business Administrator, Clerk for the Committee, City Manager John Bohenko, Superintendent Edward McDonough, and Middle School Principal John Stokel.

Meeting Call to Order

Ms. Dwyer called the regular meeting #14 of the JBC to order at 7:17pm

Roll Call

Mrs. Cloutier (in Mr. Bartlett's absence) took roll call.

Ms. Dwyer asked for a motion to accept Mr. Bartlett's Skype connection to this meeting.
Mr. Spear made a motion to accept the Skype connection.
Mrs. Sweet seconded the motion.

MOTION:

Ms. Dwyer asked for a motion to accept the minutes of May 5, 2010 meeting.
Mr. Hejtmanek made a motion to accept minutes as presented.
Mr. Spear seconded the motion.
The motion passed unanimously.

Public Comment:

None.

Old Business

5a) Granite Street Field Update:

Ms. DeStefano and Mr. Roberts/JCJ gave an update regarding the status of the N.H. Department of Historical Resources application review of Granite Street/Parrott Avenue sites. Mr. Roberts reported that based on the initial reviews, individual inventory forms will be required along with a Phase 1A and 1B archeologist analysis of the Parrott Avenue site. VHB is working on a proposal. They will work with city staff for both sites.

MOTION

Ms. Dwyer asked for a motion for the proposal from VHB, for cultural efforts, not to exceed \$27,325.00 for the second stage of the 106-section process.

Mr. Spear made a motion for the not to exceed \$27,325.00 proposal from VHB consultants.

Ms. Sweet seconded the motion.

The motion passed unanimously.

Ms. Dwyer stated that a JBC member will be involved in any “not to exceed” steps, along with city staff, to assist with making determinations.

5b) PHS Turf Field Update

Mr. Weathers and Mr. McCoy/Gilbane presented information/dates of:

- Drawings went out May 13, 2010.
- Site walk through will be Tuesday, May 25, 2010.
- Bids are due in on May 25, 2010.
- Scope review for bidding is May 27, 2010.
- All information will be back to JBC on June 1, 2010.
- Work will start June 7, 2010.

Ms. Dwyer made the point that JBC will not hold a meeting from June 1st to June 7th. Agreement was reached to consider the bid results at the June 9th meeting.

5c) Construction Manager’s Schedule Update

The JBC is reviewing the schematic design. The construction documents are due before the end of November. It will be put out to bid in December, with the results due back by January. Mr. Weathers will send updates to Mr. Bartlett for upcoming JBC meetings.

MOTION:

Mr. Spear made a motion to accept the Construction Manager’s Schedule Update.

Ms. Sweet seconded the motion.

The motion passed unanimously.

6) Consideration and Approval of Schematic Design

Mr. Roberts assisted by Mr. McCoy gave an update on the value management discussions conducted by the design team to date. They highlighted the list of items considered as possible cost related alternatives, which will be coming up for future discussion:

- Double-layered impact resistant dry wall in opposed to concrete block.
- Reduction of parapet wall height.
- Alternative masonry units for some extension walls.
- Refurbishing windows.
- Using architectural shingles.
- Reduction of green roof area by 20%
- Reduction of sun shades in several areas.
- VCT instead of sheet linoleum.
- Limiting air conditioning.

A list will be provided to the JBC members by the first meeting in June.

7) **MOTION:**

Mr. Spear made a motion for the consideration and approval of the schematic design with an updated listing of items.

Mr. Hejtmanek seconded the motion.

The motion passed unanimously.

8a) Consideration and Approval of Phasing Plan for Recommendation to Portsmouth School Board

- Mr. Weathers presented:
- Phase 1- spring of 2011 through summer of 2012 construction of the new addition.
- Phase 2- June 2012-February 2013- use the new building and the old gym and renovate the 1930's building.
- Phase 3- March 2013- August 2013- tear down the 1970's wing and build the cafetorium, band and music rooms. The challenge is where to serve student lunches. Possible use of modular's if the Youth Recreation Facility is not approved.

Mr. Weathers shared the following cost estimates:

- \$250,000-\$500,000 to rent modular's.
- \$2.3 million to completely build the Youth Recreation Facility.
- \$1.2 million to have the shell of the Youth Recreation Facility built.

A general consensus was reached to move this phasing plan to the school board for approval, leaving the Phase 3 recommendation open.

8b) An update on Project Website will be presented at the next JBC meeting.

8c) Mr. Roberts brought forth a not-to-exceed proposal of \$6050.00 for VHB to conduct the traffic and parking analysis.

MOTION:

Ms. Sweet made a motion for VHB to conduct traffic and parking analysis not to exceed \$6050.00.

Ms. Stevens seconded the motion.

The motion passed unanimously.

8d) Mr. Roberts brought forth a not-to-exceed proposal of \$17,480.00 for Acentec Inc. to perform acoustic consulting service for the middle school and to evaluate the youth recreational facility.

MOTION:

Ms. Sweet made a motion for acoustic base service of the middle school and to evaluate the youth recreational facility of not to exceed \$17,480.00. This is at 80% of the Youth Recreational Facility.

Ms. Stevens seconded the motion.

The motion passed unanimously.

8e) Mr. Roberts presented a proposal from CCR Pyramid Company of Waltham, MA for the technology consultant fee, not to exceed \$89,819.00. Discussion took place and the hardware portion was tabled. A new total was presented for approval of \$52,440.00 for the middle school only.

MOTION:

Mr. Hejtmanek made a motion to approve CCR Pyramid's consulting fee, not to exceed \$52,440.00.

Ms. List seconded the motion.

The motion passed unanimously.

9) Consideration and Approval of Manifest

There was no manifest for tonight's meeting.

10) Future agenda items

- Website information update
- Further information on Section 106.

Adjournment

MOTION:

Ms. Stevens made a motion that the meeting be adjourned.

Ms. Sweet seconded the motion.

The motion passed unanimously.

The meeting adjourned at 9:05 pm.

Respectfully submitted,

Stephen Bartlett, Clerk for the Committee