

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: July 7, 2010

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the LHS Conference Room on Wednesday, July 7, 2010. Attending were School Board Members: Dexter Legg, Leslie Stevens, City Council Members: Chris Dwyer, Eric Spear, Jerry Hejtmanek, Citizen Members: Ernie Carrier, MaryAnn List, and Peter Middleton.

Also attending were: Stephen Bartlett, Business Administrator, Clerk for the Committee, Superintendent Edward McDonough, Middle School Principal John Stokel, and Clerk of the Works Dan Hartrey.

Attending guests speakers: Doug Roberts (JCJ), Lisa DeStefano, Chad Weathers (Gilbane), Paul Choquette (Gilbane), and Doug LaJoy (CES).

Meeting Call to Order

Ms. Dwyer called the regular meeting #17 of the JBC to order at 6:37 pm.

Roll Call

Mr. Bartlett took roll call.

MOTION:

Mr. Carrier made a motion to accept minutes as presented for June 23, 2010.

Mr. Hejtmanek seconded the motion

The motion passed unanimously.

Public Comment:

None

Correspondence

None

Old Business

6a) Parrott Avenue Update

1) Ms. DeStefano gave an update of proposed approval meetings dates up through the September Planning Board meeting.

2) Ms. DeStefano reported that the pre-TAC meeting went well. Three abutters with encroachments on the property have been identified and meetings will be scheduled to address the issue. DPW's main concern was drainage on the site.

3) Discussion followed regarding how to address the permitted parking outlined in the original parking plan. Mr. Spear raised the question of whether the permitted spaces were on the Parrott Avenue, in the adjacent municipal lot, or a combination of both. Other discussion followed regarding the need to maintain flexibility. It was agreed that more discussion and research was required and could be influenced by the VHB parking study, which is due next week.

4) Ms. DeStefano also noted that raising the grade by approximately 3 feet would have an effect on the Library. She and Mr. Roberts will attend the Library Trustees meeting on July 21st at 5:30 pm to present.

6b) PHS Turf Field Update

Mr. Weathers (Gilbane) reported, that based on additional inspections, a decision was made not to replace the drainpipe under the football field. The compaction process over the pipe was conducted while City staff had a video camera in the pipe, confirming that compaction did not have a negative affect on the pipe.

MOTION:

Mr. Spear made a motion to rescind the vote to approve Alt #2 at \$39,980.00.

Ms. Dwyer seconded the motion.

The motion passed unanimously.

Mr. Bartlett thanked the DPW and Dave Allen for the additional help and quick response regarding the determination of the drainpipe condition.

6c) Granite Street Field Update

Mr. Weathers reported that the infield mix specification had been changed to include a less expensive equivalent from N.H.

GMP #2 is not yet complete, but in order to maintain schedule, he requested that 3 components: Demo and Abatement, Site Work, and Electric be approved.

He noted that the abatement portion was higher due to the need to remove the top 1” of contaminated soil in the basement crawl space.

Mr. Roberts stated the new inventory forms were delivered to NHDHR and will be reviewed at the July 14th meeting. Ms. Walsh (VHB) will be in touch with Mr. Bartlett between now and next Wednesday with a draft memo of understanding for the mitigation plan.

MOTION:

Mr. Legg proposed authorization of maximum costs for the three items of Not-to-Exceed amounts:

- | | |
|-------------------|-----------|
| 1) Demo/Abatement | \$275,000 |
| 2) Site Work | \$680,000 |
| 3) Electrical | \$163,000 |

Ms. Stevens seconded the motion.

The motion passed unanimously.

6d) Energy Model- HVAC Discussion

Mr. LaJoy (CES) presented revised payback figures for the HVAC options reported at the July 7th meeting. The system size was reduced; therefore, the dollar amount was reduced, lowering the payback period.

6e) Value Management Update- Air Conditioning Discussion

Information on future building utilization is needed. Mr. Stokel indicated that some Individualized Education Plans (IEP) for students require temperature control that can only be provided by having air conditioning (A/C).

The original value management discussion regarding A/C did not take into account these program concerns. Mr. Stokel will organize a meeting to consider what other value management areas can be adjusted to offset the cost of keeping full A/C in the design.

MOTION:

Mr. Legg made a motion for the design development documents to include VAV boxes, blowers and ductwork to support AC for the entire building.

Mr. Stevens seconded the motion.

The motion passed unanimously.

6f) Update regarding 7/12 Finish Charrette

Mr. Roberts (JCJ) made note that the arrival time for the July 12th meeting in Hartford, CT has been changed to 10:00 AM.

NEW BUSINESS:

7a) Consideration and Approval of GMP #2

The full GMP #2 will be addressed at the July 28, 2010 meeting.

7b) Bonding/Sub- Guard Presentation- Gilbane

Paul Choquette (Gilbane) explained the Contractor Default Insurance (CDI) concept. CDI replaces subcontractor bonding. Benefits to Project Owner are:

- Project control and flexibility
- Timely completion of project
- Broader coverage
- Direct cost savings

Gilbane evaluates the sub-contractor and Zurich insures Gilbane.

7c) Plan 7/21 Public Info Meeting

Ms. List presented the updated press release and flyer. The meeting will be 7/21/10, 6:30 pm at City Hall.

AGENDA

- Mr. Legg will start the meeting.
- Mr. LaPosta (JCJ) will present designs for all three sites.
- Mr. Stokel will lead discussion on Phasing from a Program Perspective.
- Mr. Weathers (Gilbane) will lead discussion on Phasing from a Construction Perspective.
- Mr. Weathers (Gilbane) will discuss site logistics.
- Mr. Weather (Gilbane) will discuss parking information.
- Mr. Legg will lead the Question and Answer session.

8) Consideration and Approval of Manifest

Mr. Bartlett presented a manifest in the amount of \$249,180.08.

MOTION:

Mr. Spear made a motion to approve the manifest for \$249,180.08.

Ms. Dwyer seconded the motion.

The motion passed unanimously.

Future Agenda Items:

- ArtSpeak will be at the August 11, 2010 meeting.
- Review the full GMP #2.
- Update on Value Management from an educational perspective.

Mr. Roberts brought up an issue for Parrott Avenue:

VHB needs additional details for the buried structures. For this purpose a proposal from Doucette Survey was brought forward, Not-to-Exceed \$1000.00 to locate the manhole structures and verify the height of the inverts.

MOTION

Mr. Spear made a motion to approve a Not-to-Exceed \$1000.00 for Doucette Survey's proposal.

Ms. Dwyer seconded the motion.

The motion passed unanimously.

Mr. Roberts stated that based on current geo-tech data, the Site Class is E soil, which requires a more sophisticated, and therefore a more expensive seismic design system for the structure. There is a need for three more borings, 15' into bedrock, which could change the soil to Class D. He asked for a Not-to-Exceed motion for Gillespie (with JCJ mark up) of \$12,650.00.

MOTION:

Mr. Hejtmanek made a motion to approve a Not-to-Exceed amount of \$12650.00 for Gillespie for this work.

Mr. Carrier seconded motion.

The motion passed unanimously.

Adjournment

MOTION:

Ms. Dwyer called for a motion that the meeting be adjourned at 9:27 PM.

Mr. Legg seconded the motion.

The motion was unanimously voted.

Respectfully submitted,

Stephen Bartlett, Clerk for the Committee