

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 28, 2010

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the LHS Conference Room on Wednesday, July 28, 2010. Attending were School Board Members: Dexter Legg, Leslie Stevens, Lisa Sweet, 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, City Manager John Bohenko, Superintendent Edward McDonough, Clerk of the Works Dan Hartrey, and Middle School Principal John Stokel.

Meeting Call to Order

Mr. Legg called the regular meeting #18 of the JBC to order at 6:39 pm.

Roll Call

Mr. Bartlett took roll call.

MOTION:

Mr. Carrier made a motion to accept the July 7, 2010 minutes as presented.

Ms. Stevens seconded the motion.

The motion passed unanimously.

Public Comment:

Mr. Tom Morgan, 39 Richards Avenue, Portsmouth, presented two handouts. He has concerns about the drainage of Alumni Field. Alumni Field acts like a giant sponge and there needs to be a system designed to replace this function. He hopes that VHB understands the severity of this problem.

Mr. Hartrey informed Mr. Morgan that he has met with VHB and City Water Department to address these exact issues and they do understand the severity.

Correspondence

None

Old Business

6a) Parrott Avenue Update

Mr. Roberts (JCJ) reported the following:

- As a result of the design charrette, the design schemes were narrowed down from 10-12 to 3 from the JBC and 1 from JCJ.
- Individual Inventory forms were submitted to NHDHR by VHB.
- A draft memo of understanding was submitted by VHB to NHDHR for review.
- A special meeting on parking took place July 16, 2010; the conclusion was that 45 parking spaces on Parrott Avenue proposed for permitted parking were relocated to the Municipal Lot on the corner.
- Due to the on-going discussion about air conditioning, seismic soil classification, and the alternate pile/pier recommendation, the delivery of the design development package has been delayed by one week.
- Geo-tech analysis has indicated that the pile depth would need to be greater than the earlier allowance, which was based on information from the Library site. The design team believes that using rammed aggregate pier technology would offset the additional cost of the deeper piles.

Mr. Carrier asked if “mini-piles” have been explored. Mr. Roberts stated that JSN has recommended using the rammed aggregate pier technology. JBC members requested to have R.W.Gillespie and JSN state more clearly, in writing, reasons for their recommendations. Mr. Roberts will request the information.

Mr. Roberts reported that the seismic classification was completed. The soil has been classified as Class D (not the more costly Class E). R.W.Gillespie is now finalizing the report.

Mr. Roberts reported that additional surveys were necessary by Doucette Survey. The budgeted \$1000.00 was exceeded by \$202.33 for a total of \$1202.33 (this includes JCJ's fee).

MOTION:

Ms. Sweet made a motion to approve the addition of \$202.33 to the original \$1000.00 for Doucette Survey's additional surveys.

Ms. Stevens seconded the motion

The motion passed unanimously.

Mr. Roberts reported that the Technical Consultant fee for the infrastructure of the Youth Recreational Facility was tabled from the May 19, 2010 meeting. They are working on part of the design development package. Mr. Roberts asked for an approval of the proposal of \$8774.50 (this includes JCJ's fee).

MOTION:

Mr. Spear made a motion to approve \$8774.50 for design work related to the technical infrastructure for the Youth Recreation Facility.

Ms. Sweet seconded the motion.

The motion passed unanimously.

Mr. Eliot reported that additional egress capacity was needed on the third floor. The stairway footprint has been increased to 28'x28'. He noted that this would have no impact on programming. A revised rendering was distributed.

6b) PHS Turf Field Update

Mr. Weathers (Gilbane) presented update:

- Electric conduit has been installed.
- Trench drain is complete.
- The aggregate is being compacted.
- D ring paving will take place next week.
- Filter fabric will be put down next week.
- Delivery of turf carpet is still on schedule.
- Website is now live.

6c) Granite Street Field Update

Mr. Weathers reported:

- GMP #2 was tracking slightly above original estimates but a \$150,000 favorable adjustment has been realized since the first vote.
- Project is waiting for execution of the memo of understanding: currently under review at NHDHR.
- Sod can still be installed on the field in the fall. Seed planting takes two growing seasons.
- The abutters meeting went well. Most of the discussions were on the use after completion and not much on the construction process of the project.

Mr. Roberts reported that additional survey work for Granite Street was requested by the Planning Board to identify trees on the site. The cost of this, including JCJ's fee, is \$748.65.

MOTION:

Mr. Spear made a motion to authorize payment of \$748.65 to complete additional survey costs that were required in response to the Planning Board concerns.

Ms. Stevens seconded the motion.

The motion passed unanimously.

6d) Update of GMP #2 Progress

Mr. Weathers reported that NHDHR reviews have delayed the proposed start date. The best and final prices can't be determined until the final schedule is set. He estimates that GMP #2 should be available for the August 11, 2010 meeting.

7a) Value Management Options- School Administration

Mr. Bartlett reported that he had met with Mr. McDonough and Mr. Stokel to review potential areas of cost savings in the current budget estimates to cover the \$180,000 estimate to size the air conditioning for future expansion. A proposed savings on the clerk-of-the-works estimate would yield approximately \$80,000. Another \$100,000 savings, he originally planned on presenting, was determined to be premature that afternoon. Ms. Dwyer requested that the staff continue to work with the design team to come up with a list of program alternatives that could be used to cover the air conditioning costs. Mr. Carrier asked if there were any grants available to assist in offsetting costs. Principal Stokel will look into that and report back.

7b) Abutters Update

Mr. Roberts reported the July 8 and July 22 meetings regarding abutter concerns and boundary encroachments were held.

- Concerns were raised regarding bus traffic on Rogers Street.
- Requests were made for the elimination of brick piers at the end of the driveway and to reduce the fence height from 8' to 4'.
- The piers could be reduced in height.
- The design is being drawn around all encroachments.
- Mr. Bohenko stated that a revocable license would be drawn up as opposed to easements.
- There is encroachment by a shed in state of disrepair that will be taken down in December. The estate is in probate now.
- The City is entertaining a lease agreement with the Baptist Church for 17 spaces to be used by the Library.

7c) Request to Adjust Meeting Times

Mr. Spear mentioned his concern with making important decisions at late night meetings. Mr. Bohenko stated that past practice was once construction started a sub-group would meet once a week in the morning. He asked when would this transition take place.

Mr. Bartlett will take a poll via email to JBC members.

8) Consideration and Approval of Manifest

Due to schedule maintenance concerns for the Granite Street project, we needed to secure the service of our abatement hygienist contractor, Scott Lawson Group, between scheduled meetings. Therefore, Mr. Bartlett followed protocol and emailed the co-chairs for preliminary approval. The cost estimate was \$9500.00.

MOTION:

Mr. Spear made a motion to approve \$9500.00 for Scott Lawson Group to oversee technical aspects of abatement activity at the Wentworth School.

Ms. Stevens seconded the motion.

The motion passed unanimously.

Additional testing was needed for hazardous materials at the Wentworth school to complete the specifications for abatement contractors. The cost was \$640.00.

MOTION:

Mr. Spear made a motion to approve \$640.00 for hazardous material testing.

Ms. Sweet seconded the motion.

The motion passed unanimously.

Mr. Bartlett presented the manifest for \$640.00.

MOTION:

Mr. Spear made a motion to accept the \$640.00 manifest for hazardous material testing.

Ms. Sweet seconded the motion.

The motion passed unanimously.

Mr. Bartlett handed out a draft financial report. He stated that the report had not yet been reconciled with Pentamation.

It was suggested that Mr. Bartlett capture in a narrative the over budget items. It was requested that possibly three columns be added to the financial report: initial budget, authorized budget, year-to-date expenditures.

Mr. Hartrey reported that he had put out proposal requests for Special Inspections and Testing. He received 5 or 6 and he is recommending John Turner Consulting. This is not a total dollar value proposal but an on-call agreement at time and materials rates.

9b) Results of Design Charette on August 11, 2010

It was agreed that color scheme alternatives should be viewed under good lighting conditions. The August 11, 2010 meeting will now take place at the Portsmouth Public Library/Hilton Garden room and will start at 5:30 pm.

Adjournment

The meeting adjourned at 8:50 pm.

Respectfully submitted,

Stephen Bartlett, Clerk for the Committee