

**MIDDLE SCHOOL  
JOINT BUILDING COMMITTEE**

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DATE: SEPTEMBER 11, 2013  
SUBJECT: **REGULAR JBC MEETING #74**  
LOCATION: SCHOOL DEPARTMENT BOARD ROOM – CITY HALL  
TIME: 6:30 P.M. OR SHORTLY THEREAFTER

**MINUTES**

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- I. CALL TO ORDER – Chair Dwyer called the meeting to order at 6:35 p.m.
- II. ATTENDANCE
  - CO-CHAIRS: DWYER AND LEGG
  - CITY COUNCIL MEMBERS: SMITH
  - SCHOOL BOARD MEMBERS: WALKER AND STEVENS
  - CITIZEN MEMBER: LIST, CARRIER, MIDDLETON (6:46 PM)
  - NON-VOTING MEMBERS: SUPERINTENDENT MCDONOUGH  
BUSINESS ADMINISTRATOR  
BARTLETT, CITY MANAGER BOHENKO  
SUPERINTENDENT MCDONOUGH AND  
PRINCIPAL STOKEL
- III. ACCEPTANCE OF MINUTES
  - i. JULY 24, 2013
    - MOTION: Motion to accept the minutes of July 24, 2013 by Ms. Walker
    - SECOND: Ms. Stevens
    - DISCUSSION: NONE
    - VOTE: Unanimously Approved
  - ii. AUGUST 21, 2013
    - MOTION: Motion to accept the minutes of August 21, 2013 by Ms. Walker
    - SECOND: Mr. Smith
    - DISCUSSION: NONE
    - VOTE: Unanimously Approved
- IV. CORRESPONDENCE – Mr. Bartlett shared information from the legal department regarding a meeting held to discuss the Connie Bean and middle school gym floors. Mr. Linchey will track the measurements and movement of the floor over the next months while Mr. Hartrey is scheduled to visit other locations where the floor corrected itself over time. Mr. Weathers consulted with other installers of the same product and reported that “cupping” was not unusual. All installers stated that in time as the floor naturally dries out it will “un-cup”. Mr. Weathers also stated that the product chosen had specific humidity level specifications surrounding what type spacers to use when laying the floor. Athletic Director Wilson surveyed the floor and found no tripping hazards. The

manufacturer of the wood floor is scheduled to return in January. Mr. Hartrey will report his site visit findings at the next meeting.

V. PUBLIC COMMENT - None

VI. OLD BUSINESS

- i. PARROTT AVE CONSTRUCTION UPDATE – Mr. Weathers provided the following update via PowerPoint:

SCOPE OF WORK - OVERVIEW

- Demolition and Removal of 1975 Classroom Wing and Gym
- New Granular Fill
- Rammed Aggregate Piers
- Concrete Foundation and Steel
- CMU Interior and Exterior Walls
- Band/Stage/Student Commons Finishes

WORK COMPLETED TO DATE:

**PHASE 2**

- Substantial Completion and Certificate of Occupancy Provided Prior to School Opening
- Work to be Completed:
  - Fabric Wrapped Panels
  - Miscellaneous Punch List
  - Mechanical System Balancing and Commissioning
  - Finishes at Rotunda

**PHASE 3**

- Review of Soil Conditions – 9.11.2013
- Sub-Grade Establishment – 9.13.2013
- Concrete In-Fills – Commenced - 9.2.2013
- Helical Piers - 9.23.2013
  - Existing Structural Conditions/Sequencing
- Foundations to Follow

**CONNECTOR:**

First Floor

- Complete Framing/Gyp of Soffits/Walls– 9.14.2013
- Ceilings 9.23.2013
- Handrails– 9.30.2013
  - Millwork Ramp and Stairs to follow

Second/Third Floors

- Painting to be Completed 9.13.2013
- Flooring – 9.14.2031
- MEP's – Complete

- Ceilings 9.14.2013
- Roofs – Detail Work On-going
- Miscellaneous Glazing Work On-going

**EXTERIOR:**

- Exterior Block Commenced 9.11.2013
- Backfill/Concrete at End of Month

Co-Chair Dwyer requested that abutters receive special notification surrounding when the aggregate piers will be installed. Mr. Weathers received a call from a neighbor hearing a humming, bee-like sound and that lights in the building were staying on and night. Mr. Weathers has checked all light sensors throughout the building. Mr. Roberts will check the “photometrics” and report back at the next meeting. The humming sound should be corrected once acoustical panels are installed on the roof.

- ii. **PROJECT SCHEDULE UPDATE-** Co-Chair Legg requested that Mr. Weathers provide a timeline, breaking phases II and III into sections with start and completion dates. Mr. Weathers reported that the deadline of January 3<sup>rd</sup> would be tight due to demolition delays.
- iii. **SCHOOL OPENING UPDATE** – Principal Stokel reported that the middle school was able to open on time due to the heroic efforts of the custodial staff and maintenance crews, as well as overtime from Gilbane. Teachers pitched in and Principal Stokel thanked teachers, students and parents for being patient during the weeks leading up to the opening of school. Busses are running on schedule and parents are complying with arriving later to drop off or pick up their children. Assigned parking spaces have been reduced without repercussion. It was requested that Mr. Weathers inspect stairwells 3 and 5 to address a gap and report back any options to close the gap at the next meeting.

**VII. NEW BUSINESS**

- i. **PLANTINGS UPDATE** – Mr. Weathers has a meeting scheduled with staff and Salmon Falls Nursery September 17<sup>th</sup>. Plants will be reviewed to see which ones need to be replaced and if the correct species were chosen. Ms. Stevens will attend the meeting and information will be shared with the committee after the site visit.
- ii. **ROGERS STREET EXIT STEPS UPDATE** - Due to the appearance of the steps leading out onto Rogers Street, Mr. Weathers will provide a cost estimate to replace the steps.
- iii. **CUPOLA UPDATE** – After inspecting more closely, it was discovered that the cupola will need more than a new coat of paint. The cupola’s columns are supported by a series of “donut” shaped rings stacked one on top of another which need to be repaired or replaced. The columns were wrapped in fiberglass some time ago. Each hollow column is held in place by an internal cable connecting the cupola dome to the underside of the roof. Mr.

Roberts is working with Gilbane to find materials available to replace the columns if necessary. The cupola dome is in good condition.

VIII. MANIFEST

MOTION: Motion to accept the manifest in the amount of \$676,796.35 by Mr. Smith

SECOND: Ms. Walker

DISCUSSION: NONE

VOTE: Unanimous

IX. FUTURE AGENDA ITEMS – Budget Overview and Timeline, Tree Report, including tree guards, and Cupola report. Next meeting scheduled for September 25<sup>th</sup> at the Portsmouth Middle School Media Center.

X. ADJOURNMENT - Motion to adjourn at 7:58 p.m. by Ms. Stevens and seconded by Ms. Walker.