

COMMITTEE ON JOINT SCHOOL BUILDINGS

MAY 20, 1996

**IMMEDIATELY FOLLOWING
COMMITTEE ON FINANCE**

Chairman Tremblay called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Tremblay, Zebrowski
Ald. Reiniger, Clancy, Domaingue

School Committee Member Healy arrived late.

Messrs.: F. Marinace, R. MacKenzie, R. Houle,

Chairman Tremblay addressed item 3 of the agenda:

Communication from Richard Houle, Director, Public Building Services,
regarding the Central High School Locker Rooms architect selection.

Mr. Houle stated he had been requested by this Committee to re-negotiate with Tom Wallace, in addition to Tom Wallace submitting a bid, Tulley had also submitted one. Tom Wallace had agreed to increase their professional liability insurance and maintain their bid price at \$31,800.00, Tulley Associates already had the proper amount of liability insurance, but decreased their bid from \$43,000.00 to \$35,000.00.

Chairman Tremblay asked what the bottom line was for Tennant/Wallace.

Mr. Houle answered \$31,800.00.

Ald. Domaingue asked what Mr. Houle's recommendation would be.

Mr. Houle answered his original recommendation had been to go with Dennis Mires, the low bidder.

Ms. Zebrowski asked if both architects had experience in school/locker room design.

Mr. Houle answered Tulley had an exceptional background because it was most of what he did for business, usually at the college level, Tom Wallace had done the locker rooms at West High School.

Ald. Clancy asked who did the lockers at Memorial.

Mr. Houle answered Tom Wallace.

Mr. Clancy asked did they not have a lot of problems with the drainage.

Ald. Domaingue answered yes, a lot of problems.

Mr. Houle stated the problems would be corrected this summer.

Ald. Domaingue stated she had taken a tour of those locker rooms, and had seen a drain that was higher than the rest of the floor so that water from the shower was unable to drain away. She had a problem with awarding another contract to the firm that had designed that.

Ms. Zebrowski asked Tulley was willing to go down to \$35,000.00.

Mr. Houle answered correct.

Ald. Reiniger asked what the problem was with Dennis Mires, the low bidder.

Chairman Tremblay stated she had a problem with Dennis Mires, he had done work at the Wilson School, and Hallsville, he liked change orders and had an attitude.

Ald. Domaingue asked since a bid for Tulley was higher than anyone else, what would the impact be on financing for the project, or the completion date.

Mr. MacKenzie answered he would caution that at this point the Central Locker room project was contingent on the Board carrying through with the \$500,000 that they had agreed to. It would have to be approved as part of the budget process in order for the project to proceed, in order to do it on a timely basis, they could move ahead with monies available right now, and did not see a problem with \$35,000 but could not guarantee the project would occur until the CIP budget was passed.

Ald. Reiniger asked Mr. Houle his opinion of Dennis Mires.

Mr. Houle answered since Wilson School, Mr. Mires had carried out a couple of projects, including Green Acres, successfully, he did not agree with Chairman Tremblay's comments.

Chairman Tremblay stated she did not have it with her but could furnish a list of reasons regarding Mr. Mires.

Ald. Domaingue asked if Tulley's experience was in or out of Manchester.

Chairman Tremblay answered out.

Ald. Domaingue asked if there was a list of things he had done that were similar to this project, or a list of references.

Mr. Houle answered his experience was mostly on the college level, primarily in locker rooms and athletic facilities, he had checked several references and were all favorable.

Ald. Clancy stated the locker rooms at Central were in tough shape.

Chairman Tremblay agreed, stating that was why they would like this project to go through. She called attention to Mr. Tulley's letter of December 21, 1995, in which he stated reasons for his interest in the project.

Ald. Reiniger asked if they were obligated to choose the lowest bidder.

Mr. MacKenzie answered the architect selection process was different than the

construction process in which they would have to take the lowest bid, it was generally felt that they did not have to take the lowest bid on design contracts because sometimes a lot of experience by one individual could save the City a lot of money in the long run, so it was not always required although they did try to stick with the low bidder.

Ms. Zebrowski asked if they give the okay, could Mr. Tulley begin soon.

Mr. Houle answered it was highly unlikely the project would get underway this summer.

Ald. Clancy stated maybe he could look it over and get prepared, the kids have to change in the classrooms right now.

On motion of Ald. Clancy, duly seconded by Ms. Zebrowski, it was voted to retain Tulley as the architect for the project.

Chairman Tremblay addressed item 4 of the agenda:

Decibel report from Frank Marinace relative to the proposed Middle School.

Mr. Marinace handed out the results of the decibel test and explained them to the Committee, noting that they had tried to analyze different sites within the City for comparison, what was noticeable at the Middle School site was that on the highway side the sound was extremely even, although any disruption in the surrounding traffic pattern such as airplanes, loud vehicles, etc. would make the decibel level reading jump high. Altogether he felt the middle school site was relatively quiet.

Ms. Zebrowski asked if the school was built with the classrooms facing the Brady Circle side, would it reduce the noise by half.

Mr. Marinace answered the problem with that was the courtyard would end up pointed towards the noisy side, which would magnify the noise in that area.

Chairman Tremblay asked Mr. Marinace to provide a point of reference in order to understand the decibel differences.

Mr. Marinace answered the average office noise level was within 55 to 60 decibels, just in background noise. He added that if the readings from the middle school site had been in the upper to middle 60's he would have been concerned, but given the 61 average, he would not be concerned at all.

Ms. Zebrowski noted that the minimum never showed complete quiet on two sides.

Chairman Tremblay thanked Mr. Marinace for his presentation.

Chairman Tremblay addressed item 5 of the agenda:

Soils report to be presented by Frank Marinace relative to the proposed Middle School.

Mr. Marinace handed out copies of the soil report and explained that the testing had been done within the building footprint, which showed not as much fill as had been anticipated, only around the edges, water level considerations were a bit damp, which had been anticipated, which would not recommend to below ground construction. The bottom line was that the site was suitable for regular spread footings for a two story masonry building.

School Committee Member Healy arrived.

Ald. Reiniger asked if the soil test addressed replacing the ball fields that would be taken out to make room to build the school.

Mr. Marinace answered the wetlands were being mapped along with the final survey, which should be completed in about 2 weeks.

Ald. Domaingue asked if this report cleared the site for construction by the builder.

Mr. Marinace answered correct.

Ald. Domaingue asked if there was anything in the report that would show a probability for increased cost.

Mr. Marinace answered no.

Chairman Tremblay stated this was the report she had been waiting for, because wetlands had been a big concern.

Ald. Reiniger asked Mr. Stumph from CLD for his opinion regarding the site for the middle school.

Mr. Stumph answered from the reports it seemed to be a good site to put a building of that type.

Mr. MacKenzie commented there had been a discussion at the Finance Committee meeting about the middle school and whether or not it should be funded. One of the comments had been that this committee had not provided any recommendations. He suggested if the Committee would like to make a recommendation, they do so at some point before the full meeting on June 12, 1996 between the School Board and the Board of Mayor and Aldermen.

Ald. Domaingue wished to note that the way the meeting came about between the two Boards was a request of the School Board to meet with the Board of Mayor and Aldermen, because she had asked at the last full Board meeting why it was that the Joint School Building Committee was not approached or its input. In discussions on the middle school the School Board had gone directly to the Board of Mayor and Aldermen, she asked that questions because she had anticipated that the Board of Mayor and Aldermen would have a lot of questions about the middle school and would probably at least expect some input from the Joint School Building Committee because it represents not only the School Board but also the Board of Mayor and Aldermen. If the Committee was prepared to accept Mr. MacKenzie's recommendation she would go along with that, with the hope that in the future, the Joint School Building Committee would keep the Board of Mayor and Aldermen informed, because they have a lot to say about the funding of any project.

Ald. Reiniger asked would it not be better to wait until the meeting on June 12 between the two Boards, he was unsure of the need to vote on it now, because the building was designed for an educational philosophy, which still needed to be decided by the Boards.

Ald. Domaingue stated educational philosophy was not the privy of the Board of Mayor and Aldermen.

Brief discussion ensued regarding the relevant issues and who would decide them.

On motion of Ald. Clancy, duly seconded by Mr. Healy, it was voted to recommend that the site of Green Acres is suitable for the middle school, that the site could support the middle school and that the proposed conceptual design of the building and location on the site is the correct one should the City proceed with a middle school.

Chairman Tremblay advised that the next step would be for the architect to construct a three dimensional model to give clearer idea of what the building would look like.

Chairman Tremblay addressed item 6 of the agenda:

Bid results and recommendations relative to the West High School Science Lab renovations.

(Note: bid results and recommendations to be available from the School Capital Improvement Program Committee at the meeting.)

Chairman Tremblay advised that Mr. Houle had given the committee information relative to the bids.

Mr. Houle stated the basic low bid of \$1,237,036.00 contained an error of \$60,000.00, which had been reviewed with the City Solicitors office, who had suggested if the City chose to, it may authorize a contract to Kelly Construction who was still the low bidder. Recommendation was for Kelly Construction in the

amount of \$1,415,852.00. It was also recommended that \$12,100.00 be authorized for Clerk of the Works and that \$60,000.00 be provided for contingency. The \$79,000 for the architect had been provided from a separate funding source, basically it was in the \$1.5 million dollar range.

Mr. Healy asked if Kelly Construction had performed this type of work before.

Mr. Houle answered yes, they did Central High School last year.

Chairman Tremblay asked Mr. Houle if he was satisfied with the Central project.

Mr. Houle answered yes it was a good project and Fred was the architect.

Ald. Domaingue asked Mr. Matuszewski if the ventilation system would do the same thing that exhaust fans were intended to do and assumed the science teachers were looking at it from the perspective of an accident as opposed to normal air circulating in the room while doing business in a science lab. She was concerned because there had been circumstances in the State of New Hampshire where there had been science lab accidents, and would not want the City to save \$6,800 only to incur it in a liability later on, if the exhaust fans ought to be there she would recommend the money be spent to install them.

Mr. Matuszewski answered the exhaust fans in alternate 9 were fans for just two biology classrooms, not manually operated and not intended to arrest accidents, there had been a request from the faculty and staff at West for additional ventilation in these rooms which were not a part of the central contract for the rooms that serve as the same function, labs that were used for upper level biology class, where they do dissections, etc. There were no exhaust fans in these classrooms. What CMK did was looked at carrying these exhaust fans as an alternate, the base system in place in Central for the exhaust of the biology classrooms including chemistry, do not include these fans therefore they had chosen to deduct the fans for these two rooms. This was a deduct alternate and Kelly's number, depending upon who you compare it to, was \$3,000 higher than the other two contractors. It was not intended as an emergency exhaust.

Discussion ensued regarding science lab accidents.

Mr. Matuszewski stated the most recent accident at West occurred in the prep rooms of the physics labs, there they were dealing with storage of chemicals within lockers that have some ventilation. One of the reasons for this project was because the storage ventilation was not of the volume that code required today, at Central they had direct exhaust from the storage cabinets.

Mr. Houle stated what providing for a supply like that did was create a negative pressure in a room, which they did not want to do.

Mr. Matuszewski stated that was correct.

Ald. Domaingue stated it was not her intent to create negatives, she wanted to raise the issue so that if there was an accident she would know that the room would be exhausted quickly.

Mr. Houle stated chemical were maintained in storage lockers with exhaust provisions.

Mr. Matuszewski stated the general philosophy of the mechanical system of heating and ventilating these classrooms is on an individual basis, as at Central there were unit ventilators at the window wall, they bring in fresh air from the outside, they were heated from a coil, and the air was run through the classroom, and also a separate exhaust within each of the labs, also at Central there was separate thermostatic controls within the classrooms. Within this system an accident would be contained in a specific area.

Chairman Tremblay asked why the security grills would not be added and what purpose they would serve.

Mr. Matuszewski answered the security grills were requested by the staff and faculty at West for the lower level of the school. In updating and increasing the lab count for West, two classrooms needed to be displaced the two classrooms for the art department which were located on the same floor, the art classrooms were placed in the section that held the school district storage as well as drafting. That area had been broken into in the past and vandalism had occurred. They were looking into security grills as a deterrent and also extending the security system.

Mr. Houle stated motion detectors.

Chairman Tremblay asked if that would be an add on.

Mr. Houle stated now it was a deduct but he sensed as the project wound down they would instruct the contractor to install some intrusion alarms in that area and add it to the security system.

Mr. Matuszewski stated it was not included in the base contract.

Chairman Tremblay asked Mr. Matuszewski if the committee could look at the designs.

Mr. Matuszewski stated they would end up with five biology labs.

Ald. Clancy asked if they were adding rooms, they must be taking away from somewhere, if so, where.

Mr. Houle answered industrial arts, which was currently used for storage.

Mr. Matuszewski stated they would create five biology classrooms, four physical science lab classrooms, three chemistry lab classrooms, and two physics classrooms, which was an increase of at least a biology and a chemistry over what was presently there. They would also create preparation areas for biology, they would be teaming across the hall from one another, physics would have a prep area. They were beginning to be grouped according to discipline which was something they did not have before. Chemistry shared a prep storage area that was central to the three physics labs, same for physics which were the old art classrooms.

Ald. Clancy asked if the rooms would all be adjoining one another.

Mr. Matuszewski answered mostly; they were making use of existing doors that adjoin one another, there was some movement of some walls within the biology prep area and within the teachers area. They had taken a room that was not really used, and reduced the size of a teachers bathroom to create a small storage space. The intent was to consolidate or share passage.

Mr. Houle stated the art department would go into industrial arts to make additional classroom space for the science department.

On motion of Ald. Reiniger, duly seconded by Ald. Domaingue, it was voted to award the contract to Kelly Construction.

Chairman Tremblay addressed item 7 of the agenda:

Discussion relative to lockers at Hillside and Southside Junior High Schools.

Mr. MacKenzie handed out information regarding the locker project.

Mr. MacKenzie stated there was money set aside in last year's CIP Program for improvements to Hillside and Southside. When it was reviewed with the principals their top priority was to replace the lockers. Hillside already had a problem because the lockers had to be removed to put in the three additional classrooms because of the capacity issues, so they were without most of their lockers already. The lockers were in bad shape in most of the schools. This was a high priority project that had been reviewed by Building and Sites and the School Board and they were concerned about getting this project underway. They had met with Len Bernard, the school Principals and Frank Marinace to discuss how the team concept was working in Hillside and Southside to make sure the lockers would be put in the right place. The object was to put most of the lockers where the teams were. The best way to get this done quickly was to have Frank Marinace provide the drawings and specs and to supervise the installation. Mr. Marinace had submitted a contract and the City did have the ability under the contract to perform this as additional services at Hillside, noting that the need for additional lockers at Parkside had been discussed and would recommend that all three junior high school's get new lockers. The contract was based on hourly with a "not to exceed" number of \$6,800 for the design specs and \$4,000 for supervision and removal of the existing lockers. This project also included a proposal for two new classrooms at Hillside due to space problems for special needs, there was an area available that could be divided in half, and hoped that since the contractor would be there to do the lockers, they could do the work on the classrooms at the same time. There had been a question raised

regarding heating and ventilation, so it was recommended that the classroom part of the project proceed pending an evaluation of the feasibility of the heating and ventilation changes.

Ald. Clancy asked what the two projects cost.

Mr. MacKenzie answered the total cost of the design work would be \$10,800 and the overall lockers for all three junior highs plus the Hillside addition would be around \$200,000, the funds were available in a program that was already established.

Ald. Domaingue asked the funds for this program were from what fiscal year.

Mr. MacKenzie answered FY96.

Ald. Domaingue asked in order to adjust the plans, which went beyond accepting the design, they would have to make sure the \$200,000+ was moved to accommodate this budget.

Mr. MacKenzie answered they could simply expend out of that program, which currently had \$680,000.

Ald. Domaingue asked if we were talking about a program that currently had \$680,000 in it, where was the rest of that money going.

Mr. MacKenzie answered the intent had been if the City was going to build a new middle school and convert the rest of the junior highs to middle schools, it should update schools that had not been touched for 30 years, they had discussed with the principals some ideas on how to update the schools in general, one was to update the technical education programs in each of those schools, they had looked at programs at Derry Middle School, where they had really moved into the computer age instead of the old industrial arts programs, they had 8 to 10 units of computer programs, from aerodynamics to autocad systems.

Ald. Domaingue asked what the funding source was.

Mr. MacKenzie answered the program was called Improvements for Hillside and Southside, identified as such in the FY96 budget, the school department had to borrow money from that program to do the immediate capacity improvements at McDonough and Hillside, but there was currently \$680,000 in the project. They were going to review with the principals what their highest priority projects were.

Ald. Domaingue asked if this was bonded money.

Mr. MacKenzie answered yes.

Ald. Clancy asked why they don't put an addition onto Parkside, now that there was an architect in place, why not utilize the same person, he would be there anyway and knows what the schools look like. Mr. Marinace seemed to be a reliable architect so why not use him for all the schools.

Chairman Tremblay stated the Parkside addition had not been approved, although even though that was not approved there were still improvements that needed to be done. She asked if Ald. Clancy meant why not include Parkside at this time.

Mr. MacKenzie stated there were not as many students at Parkside but they would be looking at 800 or 900 lockers for Parkside.

Chairman Tremblay asked Mr. MacKenzie if he could supply them with a figure because the proposal did not include Parkside and what Ald. Clancy was suggesting was if they were going to do Hillside and Southside why not do Parkside at the same time.

Ald. Domaingue stated it was included.

Mr. MacKenzie stated it was outlined on page 2.

Chairman Tremblay clarified that the total for the design for all three schools was \$10,800.00.

Mr. MacKenzie answered yes, for the design and management.

Ald. Domaingue stated as long as Mr. MacKenzie could assure them that the money left in the program was designated for this kind of work and the work would be done, she would have no problem with it.

Mr. MacKenzie stated that was correct.

Ald. Clancy stated he hoped they would not put new lockers in Parkside only to rip them out to put an addition on.

Mr. MacKenzie stated there were no funds allocated in the future or now for an addition to Parkside.

Chairman Tremblay stated that did not mean it would not change in the future and they would spend this money and then have the lockers taken out.

Mr. MacKenzie stated instead of concentrating on putting lockers in one location in the schools, they would be scattered throughout the hallways, adjacent to each of the teams, so the likelihood was that any type of addition that would be put on would not disrupt the main hallways.

Mr. Houle stated if he understood correctly at Southside, on the lower level the lockers would not be in that alcove, but in a straight line in the event that classrooms were added it would not have to be re-done.

Mr. MacKenzie stated it was likely they would have to add the same capacity to Southside as they had to Hillside, although there were no monies designated for that yet.

Ald. Domaingue asked if they build a new middle school why would they have to increase the capacity at Southside.

Mr. MacKenzie stated given the numbers they had, within the next three or four years, they would need more capacity than even the new middle school.

Ms. Zebrowski asked what the timeline was for this project.

Mr. Houle answered three months for the lockers.

On motion of Mr. Healy, duly seconded by Ald. Clancy, it was voted to accept Mr. MacKenzie's recommendation and proceed with the project.

NEW BUSINESS

Mr. Houle advised the School Administration had an item for the Committee to review. The addition of an elevator for Hillside Junior High School, bids had been received and he would recommend the low bid of \$106,902.00 submitted by Jewett Construction.

Ald. Clancy asked where Jewett Construction was based.

Mr. Houle answered Raymond.

Chairman Tremblay asked if they had to choose Jewett.

Mr. Houle answered yes, Jewett was the low bidder and was qualified to do the work.

Mr. Healy asked what type of elevator.

Mr. Houle answered the same as at Southside, on the outside of the building at the end of one of the corridors.

Ald. Reiniger asked if this project was already budgeted.

Ald. Domaingue asked if it was part of the \$680,000.00.

Mr. Houle answered no, it was CDBG.

Mr. MacKenzie stated handicapped accessibility was an activity that was eligible under the HUD CD funds.

Brief discussion ensued regarding the size the elevator should be.

On motion of Ald. Reiniger, duly seconded by Ald. Domaingue it was voted to approve the retention of Jewett Construction.

Chairman Tremblay stated she felt the Committee should choose a regular monthly meeting night that could be scheduled by the City Clerk.

Ald. Domaingue suggested the Clerk advise the Committee on available dates and times and let the Committee choose a time.

There being no further business to come before the Committee on Joint School Buildings, on motion of Ald. Reiniger, duly seconded by Ald. Domaingue, it was voted to adjourn.

A True Record. Attest.


Clerk of Committee
