

## COMMITTEE ON JOINT SCHOOL BUILDINGS

**August 7, 1996**

**6:30 P.M.**

Chairman Tremblay called the meeting to order.

The Clerk called the roll.

**PRESENT:** School Committee Members Tremblay, Healy and Zebrowski, Aldermen Reiniger, Clancy and Domaingue

**MESSRS.:** L. Bernard, F. Marinace, L. D'Allesandro, L. Lamontagne  
L. Stewart, R. Baines

Chairman Tremblay addressed item 3 of the agenda:

Presentation from Robert MacKenzie, Planning Director and Frank Marinace, Architect, P.A., relative to the New Middle School.

Mr. MacKenzie advised that the question before the Committee was whether or not they wished to proceed with the next phase of the design of the Middle School. It would be critical regarding the time frame. Ideally the best time to go out to bid was January, the further into the year the higher the prices would be. If the City would aim for a January 97 bid date, it would then consider the site work in the spring. Construction could begin in the summer of 97, pending approval of funding for the balance of the project by the Board of Mayor and Aldermen, which would allow for a 12 to 16 month construction period with an opening of the school in the fall of 1998.

Backing up from that time, the City would be looking at a bid opening of January 1997, which would mean the design work would have to be done fairly soon. What they were looking for from the Committee was approval to proceed with the next phase, and allow the opportunity to whatever extent the Committee would like, additional information on the actual design of the school. The Superintendent was planning meetings with various users of the

new school, from teachers to other people involved with the facility to review plans. At the same time the Planning Department would be working with the various City departments regarding site issues, utility issues, and safety issues. Also at some point a neighborhood meeting would be held to inform the neighbors of where the project stands, and what impact it would have on them.

Chairman Tremblay asked how long it would take to prepare the bid specs.

Mr. Marinace answered that the actual construction documents usually take 3 to 4 months but what usually takes longer was applying for the approvals for the site, like wetlands, which would take about 2 months. In order to go out to bid in January we would have to start the construction documents in July, which has already been missed, and applied for site approvals in September, so September would be a good time to apply for site approvals.

Chairman Tremblay asked Mr. MacKenzie once the documents were prepared, would the Planning Department or Building Department look them over.

Mr. MacKenzie answered they would have the Building Department and Fire Department review the documents and the Planning Department would look it over mainly for site issues.

Chairman Tremblay asked would the Fire Department sign off on it?

Mr. MacKenzie answered at some point the Fire Department would sign off on it.

Ms. Zebrowski asked if any surveys had been done to determine the location of the wetlands.

Mr. Marinace answered yes but there were no sites laid out yet, although it looked as though it would be on the wetlands a little bit.

Ms. Zebrowski asked if the buildings would be on the wetlands or the roads.

Mr. Marinace answered it would be the road, if at all, the back side would be filled in bit.

Mr. D'Allesandro asked how difficult was the site to work with, in terms of filling in.

Mr. Marinace answered it did not look bad, and did not appear to be a large digging project.

Mr. D'Allesandro stated at two of our schools currently in place, there were terrible insect problems because the sites were not properly looked at prior to the construction. Those insects come up on a regular basis and devastate the buildings. Are we going to make sure that this site is protected?

Mr. Marinace answered the problem was that across the highway there was a large swamp, which nothing could be done about.

Ms. Lamontagne asked would they be addressing security, such as motion detectors, etc.

Mr. MacKenzie answered when the school opened it would have a security system.

Chairman Tremblay asked Alderman Clancy if there was anything the Committee could suggest as far as the Fire Department goes, that would ensure that the plans were looked at, and the building was checked, well before completion.

Ald. Clancy stated he would see to it that the plans were read well in advance. He asked Mr. Marinace to explain the site plan to the Committee.

Mr. Marinace described the site plan model to the Committee.

Chairman Tremblay asked if the school would have flat roofs.

Mr. Marinace answered yes.

Chairman Tremblay stated I thought we had decided we did not want any more flat roofs.

Mr. Marinace answered you usually have to have some flat roofs, because to do a building like this with so many steps and pieces to it, it would become very complicated with so many joints it would stand more of a chance of leaking. Flat roofs are very reliable these days.

Alderman Clancy commented not in this City.

Mr. MacKenzie commented that they would be replacing the existing recreation facilities including the two soccer fields, one would be moved up to the upper level, and the other would go to the side. A third recreational facility would be moved. The Parks and Recreation Department was looking into whether it would be better in the long run, to move the tennis courts and put them at Memorial and have one large group that would be easier to maintain.

Ald. Clancy asked how close was the building to Cohas Ave.

Mr. Marinace answered it would be closer to the Brady Circle side.

Ms. Stewart asked would the fields be moved prior to construction so we would not be without them.

Mr. MacKenzie answered that was the first thing I would like to see done, in May or June of next year.

Chairman Tremblay asked were the soccer fields used in the spring.

Mr. MacKenzie answered we would have to investigate when the best opportunity to move the fields would be.

Ms. Zebrowski asked if the soccer fields would be graded high enough so that water would not be a problem.

Mr. Marinace answered yes, they would have to be raised.

Ms. Zebrowski asked if the new road would be a lot wider than the existing road.

Mr. Marinace answered it would be a full size two lane road.

Ald. Domaingue stated I think we were considering gating Brady Circle as an emergency exit.

Ms. Zebrowski asked would there be sidewalks going from Green Acres to the new school.

Mr. Marinace answered that was still to be decided.

Ald. Reiniger asked who the lowest bidder was.

Mr. MacKenzie answered Mr. Marinace.

Ald. Reiniger commented that he thought CMK might have had a lower bid.

Brief discussion ensued regarding architects.

Chairman Tremblay stated these issues have already been brought up and discussed during the bid process.

Chairman Tremblay addressed item 4 of the agenda:

Communication from School Capital Improvement Program Committee recommending the Committee authorize a \$354,240.00 contract for Frank Marinace, Architect, P.A., to complete the design development phase, document phase, bidding phase and construction contract administration for the new middle school.

On motion of Ald. Domaingue, duly seconded by Ms. Zebrowski, it was voted to authorize the contract.

Ald. Reiniger was opposed.

Chairman Tremblay addressed item 5 of the agenda:

Communication from Richard Houle, Director of Public Buildings Services, providing a status report on lockers for the Junior High Schools.

Ald. Clancy stated I see where they are shipping the lockers back to Florida because they are the wrong color, how could that happen.

Chairman Tremblay stated they are being repainted to my understanding.

Mr. Healy asked if Mr. Houle would be arriving at tonight's meeting.

Chairman Tremblay answered no.

Mr. Healy stated he was not happy that Mr. Houle would not be at the meeting because he had specific questions.

Chairman Tremblay advised that she had been aware that Mr. Houle was unavailable for this meeting, but wanted to meet anyway for the sake of discussion of the middle school. She advised that the Committee would either call another meeting or request an update from Mr. Houle in writing.

Chairman Tremblay addressed item 6 of the agenda:

Communication from Richard Houle, Director of Public Buildings Services, providing a status report on the West High School Science Labs Renovation.

Mr. Healy commented that he had visited West recently and did not know how the work could possibly be completed within three weeks because the school was a mess.

Mr. Baines stated it would be hard for him to judge whether the school would be operational within three weeks.

Chairman Tremblay stated to her understanding the City had met with the contractor to relay that the predicted September date for completion was unacceptable, and did not know what the next step would be.

Ald. Clancy asked if the contractor was given a specific date to have the work completed.

Mr. Baines answered his understanding was that the school was to be operational by the start of school.

Chairman Tremblay stated the contractor had been told that his estimated completion date was unacceptable, and that they were scheduled to meet with Mr. Houle shortly to discuss options.

Chairman Tremblay addressed item 7 of the agenda:

Communication from Richard Houle, Director of Public Buildings Services, providing the Committee with a list of scheduled meeting dates and places.

Received and filed.

On motion of Ald. Clancy, duly seconded by Ald. Domaingue, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee