

COMMITTEE ON JOINT SCHOOL BUILDINGS

NOVEMBER 6, 1996

6:00 P.M.

Chairman Higgins called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Higgins, Healy, Zebrowski
Aldermen Domaingue and Clancy

Messrs.: Richard Houle, Robert MacKenzie, Fred Matuszewski

Chairman Higgins addressed item 3 of the agenda:

New Middle School - Review of program and budget with Architect Frank Marinace and SCIP Committee.

Mr. Marinace advised that the plans were moving along, and they were getting the construction documents together. The item still under development was the site plan, and the approval from the Wetlands Board. He advised that Mr. Eric Stumpf was in attendance to advise the Committee regarding changes to the plans.

Mr. Stumpf advised that he was the engineer of the project. He advised that they had changed the entrance slightly off of Mammoth Road to the north of Aurore, to pass in front of the existing elementary school and then come down around the middle school in a loop pattern. The previous roadway was one way in one portion, with the buses going around the back. We have eliminated that somewhat. Buses would have a one way drop off area as well as a car drop off area. The third field was eliminated to minimize wetlands impact and to reduce project costs. The full size soccer field would be replaced and would share the outfield with the junior soccer field. Parking was provided for after school public use of the field, and could also serve as supplemental parking for Green Acres School. Emergency access

would be off of Brady Circle and Aurore Avenue. Pedestrian circulation was still being studied.

Chairman Higgins asked about staff parking for the middle school.

Mr. Stumpf answered it was split up with about 50 spaces in one section, and 20 additional parking spaces in another area. The existing Green Acres school had about 76 parking spaces which seemed to be adequate. Estimates were at 100 to 150 for the middle school. What showed on the plan today was a total of 200 spaces give or take five or six.

Brief discussion ensued regarding the parking spaces.

Chairman Higgins asked there were three playing fields that would be made into two?

Mr. Stumpf answered yes, two independent soccer fields and an independent softball diamond, we will still have all three except the smaller soccer field and the softball diamond will share space so they would not be able to be used at the same time.

Chairman Higgins asked don't those two sports overlap?

Mr. Stumpf answered they probably do, but this is the best design we can do. Other areas on the site are not really acceptable.

Ald. Domaingue stated I don't see any teacher input, was there any during this process? They are the ones who utilize the facility on a day to day basis.

Mr. Marinace stated we were going on our third complete meeting with every department of the school plus some in order to fine tune requirements. Next will be equipment layout.

Ald. Domaingue asked if this would get a full public hearing.

Mr. MacKenzie answered historically these projects have not gone to any type of public hearing or before the Board. We have had neighborhood meetings in the past and intend to do so for this project as well.

Ald. Domainque asked how they would notice the neighbors.

Mr. MacKenzie answered by mail.

Brief discussion ensued regarding the proposed layout of the traffic flow in the area around the middle school.

Ms. Zebrowski asked the architect about drainage for the school.

Mr. Stumpf stated there was a problem with drainage in that area because of the size of the pipe currently in use. The water will drain, but not very fast. What would be done is to excavate and create a culvert to cut down on the buildup of water. Also a new ditch surrounding the field so that any drainage from the field or anywhere would not end up in the back yards of the neighbors.

Mr. Marinace briefly explained the budget submitted for review of the Committee.

Chairman Higgins asked if the cafeteria and kitchen were included in the budget.

Mr. Marinace answered yes under food service equipment.

Chairman Higgins asked if it included students' desks.

Mr. Marinace answered yes under loose equipment and furnishings.

Chairman Higgins asked what the original goal of the City was for the middle school budget.

Mr. MacKenzie answered the City had allocated 4.5 million in FY97 budget, 4.5 million in FY98 budget and \$285,000.00 for the beginning engineering and design phase.

Chairman Higgins asked Mr. Marinace about alternates.

Mr. Marinace answered he would provide a list of alternates for the Committee to review.

Chairman Higgins addressed item 4 of the agenda:

Chandler School improvements - Review of improvements and budget with Architect Paul Hemmerich and SCIP Committee.

Mr. Houle stated after it became apparent that the City was not going to lease the Hevey school, the SCIP Committee met and decided to authorize a feasibility study for Chandler School. The architect met with the principal and came up with a proposed budget for various renovations to the facility. He suggested that the Committee would need to decide whether or not to stay with the Chandler building as a facility.

Chairman Higgins stated they would refer the matter to Building and Sites Committee of the School Board.

Chairman Higgins addressed item 5 of the agenda:

West High School/Science Lab Improvements - review of project close-out with Architect Fred Matuszewski.

Chairman Higgins stated the building was not complete and wished the architect to address the outstanding issues.

Mr. Matuszewski stated the contractor had not been paid in full, and would not be until the work was completed. He indicated that certain items were being addressed within the week and the rest by the 20th of November.

Chairman Higgins stated that the situation was unacceptable to her and she would like a definite date of completion.

Mr. Matuszewski stated that the updated punchlist for the project was sixteen pages long.

Chairman Higgins stated two weeks from today this project would be completed?

Mr. Matuszewski answered yes.

Mr. Houle advised that the contractor should be told that if the work was not finished in two weeks, it will be given to an outside contractor, and the original contract would be backcharged, and would no longer be prequalified for future City work.

Chairman Higgins addressed item 6 of the agenda:

New Business.

Chairman Higgins advised that the Solicitor's Office had provided the Committee with an opinion in response to the Committee's memo dated October 16, 1996 relative to the Joint School Building Committee's questions about meeting requirements and scope of discussions. According to the Solicitor's opinion, the Committee would only be required to meet when construction activities were pending, which would mean the middle school. Based on what the RSA's state, the Committee would be obligated to send a status report to the Board of School Committee and the Board of Mayor and Aldermen.

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

A True Record. Attest.

Clerk of Committee