

COMMITTEE ON JOINT SCHOOL BUILDINGS

December 4, 1996

6:30 PM
West High School (Library)

Chairman Higgins called the meeting to order.

The Clerk called the roll.

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

Absent: Alderman Domaingue

Messrs.: W. Frisella, R. Houle, D. Moher, T. Roy, F. Matuszewski,
F. Marinace, L. Lamontagne,

Chairman Higgins addressed item 3 of the agenda:

Tour of renovated Science Labs (Fred Matuszewski).

Chairman Higgins advised that the Committee would be touring the new science lab facilities.

Chairman Higgins addressed item 4 of the agenda:

Review of Science Lab punch list (Fred Matuszewski).

Mr. Matuszewski advised that the remaining issues on the punch list consisted of window shades and windows in administration. He expected the shade issue to be resolved within two weeks.

Chairman Higgins asked about the remaining items.

Mr. Matuszewski answered it should be taken care of within the next few days.

Mr. Frisella advised that the glass for the windows in rooms 227 and 231 was on order.

Mr. Matuszewski advised that some of the items had already been completed and the rest would be completed by the end of Christmas vacation.

Mr. Houle advised the Chairman that the SCIP Committee would request that the Joint School Building Committee authorize an increase of the Science Lab Project contract of \$30,000.00 from FY97 SCIP Account to perform change order #1. As the project moved along the SCIP Committee had authorized 13 different items to be completed. When it came time to open school for the year, the SCIP Committee authorized the completion of eight items totaling \$8,853.00 to perform change order #2. It was proposed that this amount be approved from the FY97 SCIP Account.

Chairman Higgins asked how approval of the change orders would affect the Joint School Building Committee's ability to get the money it will need from that account.

Mr. MacKenzie answered there was still an uncommitted balance in that overall SCIP Account, so there would be no problem.

Mr. Matuszewski advised that item #13 of the change order in the amount of \$1,214.00 was the value assigned to the ceiling of the lower level, the work needed to be done because of heating pipe through that area that was leaking. The ceiling needed to be cut open and replaced. Item #16 was the vct tile in the corridor outside the art rooms. Item #17 was to provide gas to the chem rooms at the South end. In the original design it was tied into a gas line that was serviced from the street complete with a meter. What was not known at that time was the system had been capped when the gas stoves were abandoned in the home economic wing. What needed to be done was to extend the gas lines to the lab. Item #20 was money to provide additional labor by Kelley to move art supplies from one location to another. Item #21 was to put doors over the television monitors in the media room to prevent theft. Item #24 was for the removal and reconstruction of the ceilings to install new beams in the physical science rooms. Item #25 was for physics labs to furnish propane tanks for gas.

On motion of Mr. Healy, duly seconded by Ms. Zebrowski, it was voted to approve the change orders with the appropriate funding taken from the SCIP FY97 account.

Chairman Higgins addressed item 5 of the agenda:

Status report of Middle School to be presented by Frank Marinace.

Chairman Higgins advised that Mr. Marinace had prepared a budget for the Middle School Project with a list of possible alternates in the event of bids coming in higher than expected.

Mr. Marinace stated that he did not necessarily recommend the alternates listed, but for the sake of possible money saving measures, the list was submitted for review. He advised that the drawing specs were about 40% completed and they were on schedule to be out to bid in February, with groundbreaking probably in late March or early April.

Mr. Marinace explained the list of alternates as follows:

1. Eliminate air-conditioning in the library \$6,000 - \$8,000 savings
(provide duct work for future installation)

Air conditioning in the library was optional, but the main reason for it was because of computer equipment in libraries that was affected by the heat.

2. Change single ply roof from fully adhered to ballasted \$25,000 - \$30,000.00 savings

3. Eliminate north ballfield construction \$70,000 - \$90,000 savings

Mr. Marinace stated we really should build the ball field because there were going to be twice as many kids on the site.

4. Change granite curbing to precast concrete \$7,000 - \$9,000 savings

5. Eliminate indirect supplemental classroom lighting \$10,000 - \$12,000 savings

Mr. Marinace advised that the engineer would put together a “package B” of lighting fixtures and describe one or two notches down in quality, with a price comparison, which would increase the savings to about \$30,000 to \$40,000.

6. Change seamless epoxy toilet room flooring to sheet vinyl \$12,000 - \$14,000 savings

Mr. Marinace advised that they usually specify seamless epoxy or ceramic tile for toilet room floors.

Chairman Higgins asked Mr. Houle how the seamless epoxy was working out in the schools that have it.

Mr. Houle answered they are not the easiest floor to clean but are non-skid and wear well.

7. Change toilet partitions from phenolic to metal \$14,000 - \$16,000 savings

Mr. Marinace stated the phenolic partitions were the best with very heavy duty hardware, and cost about twice what the other types cost.

8. Eliminate automatic flushing on water closets and urinals \$6,000 - \$8,000 savings.

Mr. Marinace stated the automatic flushing resulted in much cleaner bathrooms but could be eliminated if necessary.

9. Change solid wood casework to plastic laminate \$40,000 - \$50,000 savings

Mr. Marinace stated plastic laminate was usually used in elementary schools not middle schools. Plastic laminate can be more easily damaged by bigger kids.

10. Eliminate emergency generator \$14,000 - \$16,000 savings
Mr. Marinace advised that a generator was not absolutely necessary to the school.

11. Change windows from Millco double rolling to Andersen System
2 vinyl single rolling \$20,000 - \$24,000 savings

Mr. Marinace advised that one of the issues to consider with the triple windows was soundproofing because of the proximity to the airport. The Andersen window was very new and the information was still forthcoming on the soundproofing ability.

Chairman Higgins asked what Mr. Marinace's experience was with Millco.

Mr. Marinace asked if she had ever heard of Effco windows, and stated that Millco was slightly better than Effco.

Chairman Higgins asked what the maintenance was and if the installation was crucial.

Mr. Marinace answered the maintenance was almost zero.

Mr. Houle stated we have Effco windows at the Ash Street School and at the Library and were quite happy with them.

Mr. Marinace suggested going with Effco from the start.

Mr. Houle stated Effco has their own people to install the windows to ensure proper installation.

Mr. Marinace suggested specifying Millco or Effco and let them both submit bids.

Mr. Marinace asked if there were certain items that the Committee would like to eliminate from the list of alternates.

It was decided to eliminate item #2, #3, #4,

Chairman Higgins addressed item 6 of the agenda:

Status report of the Central High School Locker Rooms to be presented by Tom Wallace..

Mr. Houle advised that Mr. Wallace had drawings to show the Committee for the work to be done at the Central High School locker rooms.

Mr. Wallace outlined the objective of the project, namely to provide a durable, easily maintained construction, finishes and equipment. Allow for separate control, responsibility, for Gym and Athletic Team uses. Centrally located Gym offices for better visual control over the area. Provide Gym lockers to accommodate up to 8 classes of 50 boys and 50 girls each period. Provide securable team locker rooms for use by the athletic teams. At girls track team room, provide double tier lockers, larger than 12 x 12 (60+- openings required). Provide a single, unisex, fully handicapped accessible locker room facility with locker area, toilet area, and shower facilities, area also to be available for referee use. Provide floor drains at locker, shower and toilet areas. Renovate existing shower areas, both Boys and Girls. Provide individual shower cubicle at both Boys and Girls locker rooms. The feeling at the school was that by having individual showers, it would cut down on the fooling around that goes on in the locker room, and have a better chance of standing up to the usage.

Mr. Bernard stated another consideration for this plan was that if the schools go to block scheduling, which would be ninety minute blocks of time, it would allow greater opportunity for the kids in phys. ed. to take a shower.

Mr. Wallace stated it would be a little more costly to do the individual showers but in terms of the number of showers it would have very little impact.

Chairman Higgins stated she had always wondered why the schools were designed with gang showers because in her experience, no one took showers because the kids were too embarrassed.

Mr. Wallace went on to state that they would also be replacing all existing plumbing fixtures, and toilet/bath accessories, and the toilets and urinals would be sensor operated. Provide securable room off shower area for whirlpool tub at both Boys and Girls locker rooms. Replace existing heating

and ventilation systems. Suggestions from Mr. Cole were to renovate existing Phys. Ed. office, 3rd floor to become coach's office and storage. Replace heating and ventilation system and install ceiling in exercise room, 2nd floor.

Chairman Higgins asked about the whirlpool.

Mr. Wallace answered both of the locker rooms currently have a whirlpool in the locker area, and the school had indicated the location had caused some problems in the past, so there was a request to provide a separate room for them.

Chairman Higgins asked if the other schools had whirlpools.

Mr. Houle answered no, but we would not be providing something that did not already exist.

Ms. Zebrowski asked if the double lockers would be provided for the boys as well as the girls.

Mr. Wallace answered Mr. O'Neil was the only one at the meeting and he made the request.

Mr. Cole stated the track team has cross country in the fall, winter track, spring track, it was all girls and they all used the same room all year long.

Mr. Houle stated another constraint at this school was that the locker rooms were smaller than at the other two schools.

Mr. Wallace described the drawings for the committee. Part of the proposal was to give the boys a third team room. One suggestion was instead of having the entire JV/Varsity basketball teams in one room, they could be split up. He would be meeting with the school within the next week to go over the layout.

Ms. Zebrowski asked about Home and Visitor locker rooms.

Mr. Wallace stated originally the boys locker rooms were identified as visitor and home team...

Mr. Cole stated the visitors would use the girls locker room downstairs.

Discussion ensued regarding the procedures for visiting teams with the locker and shower rooms.

Ms. Zebrowski suggested adding lockers to the aerobic room to accommodate visiting teams.

Chairman Higgins asked Mr. Wallace to include the possibility of adding lockers to the aerobic room as an alternate if funding allowed.

Mr. Houle suggested that the Committee approve conceptual design at the next meeting to be held January 7, 1997.

Mr. Wallace handed out Preliminary Outline Specifications and Project Schedules.

Ms. Zebrowski pointed out that if the schools went on the block scheduling program, with only four classes of 50, we would not need 400 lockers.

Mr. Wallace stated we would have to discuss it with the school and finalize a number.

Mr. Wallace stated he would like to be able to award the contract by the end of March so they would have April, May and June to gather materials and start construction as school lets out. In order to do that they must go out to bid in the middle of February. The drawings would need to be ready by the end of January. He would get the design issues worked out with the school by Christmas, and come back before the Committee in January and then finish the drawings.

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

A True Record. Attest.

Clerk of Committee