

COMMITTEE ON JOINT SCHOOL BUILDINGS

May 14, 1997

6:30 PM

Chairman Higgins called the meeting to order.

The Clerk called the roll.

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

Messrs.: R. Houle, R. MacKenzie, F. Marinace, M. Hobson, N. Tanguay

Chairman Higgins addressed item 3 of the agenda:

Communication from the Director of Planning submitting an analysis review of wetlands on the Green Acres school site.

Chairman Higgins advised that this item was informational only and did not need discussion or vote.

Chairman Higgins addressed item 4 of the agenda:

Communication from the School Capital Improvement Program Committee (SCIP) regarding the proposed Middle School.

Chairman Higgins advised that Mr. Marinace would like to go over the alternates list to determine what should be deleted and what should remain.

Mr. Marinace addressed the first four items on the deduct list, M-1 Delete unit ACCU-1 (air conditioning in cafeteria & band room) \$4,700.00; E-1 Delete wiring for M-1; M-2 Delete unit ACCU-4 (air conditioning for media center); E-2 Delete wiring for ACCU-4. He advised that although air conditioning in the cafeteria, band room, and Media Center was advisable, it was also something that the school could live without, and possibly have put in at a later date.

Mr. Healy asked if it was standard procedure to put air conditioning in those types of areas of schools.

Mr. Marinace answered it was not necessarily standard procedure, however it was recommended to have air conditioning in Media Centers (libraries) because of the

computer equipment located there. It was also recommended to have it in the cafeteria and band because those rooms were used for many different purposes.

Alderman Clancy stated that he believed that the air conditioning should remain in the contract because if it was not completed as part of the contract, it probably would not ever get done.

Chairman Higgins agreed with Alderman Clancy, adding that in the event of a year round school proposal at some time in the future, the air conditioning would already be in place.

It was agreed to leave the air conditioning in the bid package.

Mr. Marinace addressed item five on the deduct list; E-8 Delete "H" fixtures (indirect accent lighting). He explained that the lighting was not necessary to the function of the school, simply to make the environment a little more pleasant.

After brief discussion it was decided to allow item E-8 to be deleted.

Mr. Marinace addressed the sixth item on the deduct list; E-10 Delete "P" and "FF" fixtures (accent lights in lobby). He stated I believe I was in error when I put this item on the deduct list. That part of the success of the school depends on the over all tone of the school. Reference the lobby of the Derry Elementary School and the Pinkerton Academy Science building, the entry ways to both buildings were pleasant and set a generally good tone for the buildings.

Alderman Domaingue asked if Mr. Marinace felt that this was absolutely necessary.

Mr. Marinace answered yes, if you are building a nine million dollar school, it is very important for people to get the right feeling about it. As you saw in the Derry schools that this committee visited, as soon as you walk in, you know that the building is enjoyable, and comfortable. This is the effect we should want with this school.

Chairman Higgins stated I think this is something we should leave in the contract because a \$1,200 amount is a drop in the bucket considering the atmosphere we want to create.

After brief discussion, it was decided to leave the accent lighting for the lobby in the contract.

Mr. Marinace addressed the seventh item on the deduct list; C-9 Delete flashing signs on Mammoth Road. He advised that this is work that could probably be done by the City itself for less money.

Alderman Domaingue stated I would like to see flashing speed limit signs on posts near the school because the existing sign does absolutely nothing to slow the flow of traffic in that area.

Mr. Hobson stated the City is the one that put the signs near the Beech Street school, and I think they are extremely effective, I know that they stop people in their tracks. I believe the Highway Department was in charge of putting up those signs.

Discussion ensued regarding the cost of putting the flashing light in. It was agreed that the City could probably install the preferred flashing light for less money than the contractor. It was decided to delete this item.

Mr. Marinace addressed the eight item on the deduct list, C-4 Delete force main cleaning.

Mr. Marinace explained that this was for the maintenance of the main drainage pipe and could probably be taken care of effectively by the City.

After brief discussion it was decided to delete item eight.

Mr. Marinace addressed the ninth item on the deduct list, Allowance #6 irrigation system.

Alderman Domaingue stated I have to ask the question, if the site is so wet already, why would we need an irrigation system?

Mr. Marinace explained that although a drainage system has been designed to alleviate water on the site, it is for water that is underground, and has no effect on the playing fields.

Mr. MacKenzie informed the Committee that the Parks and Recreation Department has requested that the irrigation system be left in the contract. It would be their responsibility to maintain the fields and would be easier to keep in shape with an irrigation system.

Alderman Domaingue asked, with such an extensive drainage system being built for this school, will it help the neighboring residents who already have water problems, or will it make things worse for them?

Mr. Marinace answered the drainage system for the school should be a help to the residents of the area because it will be directing the drainage away from the entire area.

Alderman Domaingue asked if fencing was included in the contract, because that was a necessity for the residents who border the playing fields.

Mr. Marinace answered yes, but it was agreed after suggestion that chain link fencing be used instead of stockade fencing because of safety issues. The fencing was not planned to cover the entire school property, only the borders where residents are.

Alderman Domaingue stated I hope all of the residents concerns have been addressed and their needs taken into consideration.

Mr. Marinace answered I believe they have.

Alderman Clancy stated I believe we should do the irrigation system at the same time as the school is being built, otherwise we will have to be digging up those fields at a later date to add one.

Mr. Marinace explained that if the Committee chose to deduct this item, it would simply mean that the burden of scheduling the construction of the irrigation system would be out of the hands of the contractor and into the hands of the City. If the item was left in the bid package the contractor would be in charge of finding a subcontractor to build the system. If the City chose to do so itself, it would have to find its own subcontractor and work with the contractor to schedule the construction.

After brief discussion, it was agreed to leave this item in the bid package so as to eliminate the possibility of not getting it done at all, or scheduling conflicts at the time of construction.

Mr. Tanguay asked Mr. Marinace about the projected date for occupation of the new school, which is August 10, 1998. He requested that this date be moved up by a week or two to allow time to re-district the school zones and allow for parents to get their children registered, work out bus schedules, etc. He expressed concern that the August 10 date seemed to be cutting too close to the opening of school.

Mr. Healy agreed, adding that it was critical that the construction be kept on a strict schedule because the School Board had to inform the public as soon as possible as to where their children would be attending school.

Chairman Higgins asked Mr. Marinace to please speak to the contractor see if this date could be moved, or in the alternative, to express the concern that the construction **must** stay on track throughout.

Mr. Marinace addressed the proposed construction budget:

Site development and utilities (bid)	\$1,236,240
Relocation of two tennis courts to Memorial	\$ 40,000
General Construction (bid)	\$6,936,760
Alternates (as decided above)	\$ - 24,700
Equipment and Furnishings	
Loose equipment & furnishings	\$ 365,800
Computer systems & wiring	\$ 100,000
Tech. Ed. System	\$ 100,000
Miscellaneous (A/V, Lab, stage, smallwares, office machines, telephones, etc.)	\$ 27,000
Soils & Concrete testing (allowance)	\$ 25,000
Clerk of the Works	\$ 25,000
Contingency	\$ 250,000
Total Construction Budget	\$9,081,100.00
<u>Total Proposed to be awarded to contractor</u>	<u>\$8,148,300.00</u>

Chairman Higgins asked what the soils and concrete testing allowance was for.

Mr. Marinace explained that as construction proceeded, it was customary to test the strength of the concrete being used in the building, and test the soils to be sure the project was in spec.

Alderman Domaingue asked if the Clerk of the Works was necessary.

Mr. Marinace answered yes, although we only have the funds for a part time Clerk, it was important to keep the project running smoothly and to have a person to handle the communications between the various contractors and subs working on the project.

Alderman Clancy asked if there had been a Clerk of the Works on duty during the building of the Northwest Elementary School, because that school had some construction problems.

Mr. Marinace answered yes, there was a Clerk on that project. Unfortunately sometimes even when the best of precautions are taken things can go wrong. It shows the importance of a Clerk of the Works because that person is the main connection between everyone involved in the project.

Alderman Domaingue asked about the Miscellaneous portion of the budget, stating that it did not seem like a very adequate amount of money. Her concern was that items like stage curtains and lab supplies would not be included in those amounts.

Mr. Marinace assured her that all the necessary items would be purchased, and pointed out that the loose equipment and furnishings budget was almost \$400,000.

Chairman Higgins commented that the contingency budget did not seem adequate, and she hoped it would not be necessary to use it.

Mr. Marinace assured the Committee that the project was well organized and would proceed as planned. The time frame would be clear to see at all points throughout the project, and if there were going to be delays, they would be apparent very early on in the project and could be dealt with accordingly.

On motion of Alderman Domaingue, duly seconded by Alderman Clancy, it was voted to award a construction contract in the amount of \$8,148,300 to Bonnett, Page & Stone for the construction of the new Middle School.

Chairman Higgins addressed item 5 of the agenda:

Communication from the Director of Public Buildings Services submitting a grounds maintenance draft for the proposed Middle School.

After discussion of the proposed maintenance plan for the new Middle School, on motion of Mr. Healy, duly seconded by Ms. Zebrowski, it was voted to require the Department Heads involved in the maintenance sign off on the plan.

Chairman Higgins addressed item 6 of the agenda:

Any other business which may come before the Committee.

Mr. Houle advised the Committee that a change order was requested for the Central High School locker room renovations project. The school had requested the addition of a second door in the Girls Team Room B. The architects, Tennant/Wallace, have reviewed the change order proposal and would ask that the change order be approved in the amount of \$2,782.00.

After brief discussion and review, on motion of Alderman Clancy, duly seconded by Mr. Healy, it was voted to approve the change order.

Mr. Houle requested that the Committee approve the use of \$10,000 in the contingency account at the discretion of himself as Director of Public Buildings Services, and/or Mr. MacKenzie as Director of Planning, to cover the various minute change orders anticipated to occur in the Central High School Locker Room Renovations Project.

On motion of Alderman Clancy, duly seconded by Ms. Zebrowski, it was voted to approve the request.

Mr. Houle advised the Committee of a communication from WV Engineering regarding the Central and West High Schools Heating and Ventilation Systems Renovations project. It was requested that the Committee review and approve the proposed work for 1997, and the costs associated with the work:

Central High School:

Cafeteria	\$171,800
Library	\$245,200
Administrative Areas	\$250,700

West High School

Study Hall	\$ 99,900
Library	\$151,400
Band	\$ 76,500
Cafeteria	\$155,000
ROTC	\$ 45,400

Total for all work \$1,095,900

On motion of Mr. Healy, duly seconded by Ms. Zebrowski, it was voted to approve the proposal for the Central and West High Schools Heating and Ventilation Project.

5/7/97 Joint School Bldgs.

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

A True Record. Attest.

Clerk of Committee