

COMMITTEE ON JOINT SCHOOL BUILDINGS

July 2, 1997

6:30 PM

Chairman Higgins called the meeting to order.

The Clerk called the roll.

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

Messrs.: R. Houle, J. Van Valkenburgh, N. Tanguay, L. Lamontagne,

Chairman Higgins addressed item 3 of the agenda:

New Middle School:

- (a) Site visit;
- (b) Project Summary to be available at the meeting;
- (c) Clerk of the Works - Special Building Committee Report to be available at the meeting; and
- (d) Site Maintenance Plan.

On motion of Alderman Domaingue, duly seconded by Alderman Reiniger, it was voted to recess the meeting in order to visit the site of the new Middle School building.

Chairman Higgins called the meeting back to order.

Chairman Higgins addressed item (b) of the new Middle School agenda, project summary.

Mr. Houle stated the changes on the project summary are the 10,000 which has been authorized to Public Buildings Services of which 2,574 has been spent on extra police officers out of our budget.

Alderman Domaingue stated when you say "our" could you clarify?

Mr. Houle answered PBS.

Mr. Houle stated out of the contingency that was authorized to the Special Building Committee of which we have a couple of members here, reviewed a request from Frank Marinace from his phase I contract for additional fees for survey work, which has been reviewed by the Committee, by myself, by our accounting people. Initially in his original contract there was a 12,000 allowance for survey work. Because of the problems involved Frank spent 24,340 with CLD for survey work. I think the only problem with it was we were a little unclear as to whether we were advised in advance that this was being spent but we are convinced that the money was properly spent and the work was required. So we, the Special Building Committee authorized the additional payment of 12,340 along with reimbursing CLD 700 for the wetlands permit.

Mr. Tanguay asked when was the survey work done?

Mr. Marinace answered in addition to survey work, it was soils exploration, which is the geotechnical evaluation, which gave us the reading on the water table, how wet the soils were, if the soils were suitable to put a building on. That got a little precarious, so we had to have additional testing done. The geotech evaluation really ate up the extra money, because the site turned out to be wetter than expected.

Mr. Houle stated the site evaluations have been an ongoing problem for an awful lot of reasons, a large part of it could have been resolved earlier if it had been dealt with earlier, I will take responsibility for that but the real problem I had initially was that the architect had moved forward without anyone's knowledge but there is no doubt in our mind that the work was required.

Alderman Domaingue stated at some point we gave authorization to this Committee you are referring to go ahead and authorize additional expenditures. I would hope that there isn't going to be this much of a time lapse again, obviously there was some question as to the soils, etc.

Mr. Houle stated I am sure we are both aware that we won't let things go this far.

Chairman Higgins addressed item (c) Clerk of the Works.

Mr. Houle stated the candidate that we are recommending, James Van Valkenburgh, is here this evening if anyone would like to question him. There were three people qualified to submit proposals to the City, one was local, he

withdrew. The other two submitted prices of 26.50 an hour and 40.00 an hour and we negotiated them down to 38.00 an hour, still making it a difference of about 11.50. The 26.50 includes insurance and all of the fringes the contractor would have paid himself. Mr. Van Valkenburgh has served as Clerk of the Works for the additions to Smith, Jewett and Gossler schools, the Bakersville cafeteria and gym area, the library roofing and the JFK roofing projects for the city. Mr. Van Valkenburgh added the elevator addition and windows for the library also.

Chairman Higgins asked where are you the CD officer?

Mr. Van Valkenburgh answered Laconia.

Mr. Clancy stated I see you have ties to Page and Bonnette?

Mr. Van Valkenburgh answered twelve or fourteen years ago.

Mr. Clancy stated then you must know those people very well.

Mr. Van Valkenburgh answered it was a whole different outfit back then, I know them quite well from different projects we worked on.

Chairman Higgins stated you have done renovations but you have not actually done a whole school?

Mr. Van Valkenburgh answered I have, Pittsfield Elementary School, Gossler, Jewett and Smith were new additions, it was not primarily renovations.

Chairman Higgins asked how many hours a week?

Mr. Houle answered 40 hours a week through September of 1998 to help with the furnishings and the punchlist items and at that point in time we will make our decision relative to need on a part time basis.

Chairman Higgins asked when would he start?

Mr. Houle answered July 21 I believe.

Alderman Domaingue asked who is Mr. Van Valkenburgh directly responsible to?

Mr. Houle answered myself.

Alderman Domaingue stated so if there are any problems he would report them...

Mr. Houle answered to myself and the architect simultaneously, and depending on the nature of the problem, perhaps the general contractor too.

Alderman Domaingue asked is that written into his contract?

Mr. Houle answered yes it is part of the specifications of this job.

Chairman Higgins asked he would report that at the job meetings each week?

Mr. Houle answered yes.

Chairman Higgins stated the other thing I am hoping for is that we get the fire and police here on a regular basis, mostly the fire department because of some issues we have had in the past with other additions where they have kind of come up at the ninth hour and had problems.

Mr. Marinace stated we want them to do regular inspections, they have sets of drawings, but we want them on the job along with the building inspector, at regular intervals.

Alderman Domaingue asked have they agreed to that?

Mr. Marinace answered it is something they must do, it is part of their job.

Alderman Domaingue stated I did not ask you that, I asked you if they agreed to it.

Mr. Marinace answered we did not ask them to agree to it.

Alderman Domaingue stated obviously from the discussion here and the problems we have had in the past with the fire department being timely about their inspections resulting in additional work being done. The reason I am asking the question is because we don't want to get to that point again. I would like to hear the fire department tell you and the architect that they will be on board on time.

Mr. Houle answered I suspect what will occur is in the past, they will complete an inspection after the work is completed, and we will suggest because something cannot be seen or heard and they did not pick it up in the plan, they will ask for modifications at that time. That is the way they do their inspections. I would suggest we bring Doug Aiken in but they are in the process of filling that position.

Alderman Domaingue suggested bringing in the Fire Chief on this because we have expended so much time and effort trying to make this project run on time, we cannot afford to do any part of this project and then find out that some department has a problem and had they known earlier, it would have cost us less money or less time to correct it.

Chairman Higgins asked is there anyone else we should be speaking with?

Mr. Houle answered I think in the past, Highway issues get resolved routinely, the building inspection moves along smoothly, and I think...Mr. Van Valkenburgh, do you have any ideas?

Mr. Van Valkenburgh stated I think it is nice to have the Fire Department involved if anyone screws up anything in the end they are the ones that must do it no matter what town or city you are in.

Chairman Higgins stated we are trying to think of every contingency.

Mr. Marinace stated what we normally do is schedule weekly job meetings which we have scheduled now. Every week we have a job meeting on site. What we will do is when an issue is going to come up, that involves the Fire Department or alarms, or approvals, we will invite them to that meeting, and call them and send memos asking them to please attend the next job site meeting. That is how we get them to come to the job, and they usually do.

Chairman Higgins stated if anyone can think of anyone else that we need to speak to, they should probably be at the next meeting.

Alderman Domaingue asked didn't the SCIP Committee meet with Fire and Police initially so they have had some input into the safety issues and have heard from other city departments regarding the safety issues surrounding the site.

Mr. Houle answered yes.

Alderman Reiniger asked the memo mentions a contract of \$66,780 is this a salary contract position or an hourly contract position?

Mr. Houle answered an hourly position, not with the City, as an independent contractor. He will pay his own insurance and taxes, etc.

Ms. Zebrowski stated I was wondering if Mr. Van Valkenburgh will have communication on a regular basis with Jack Devine, especially once school gets going.

Mr. Houle answered yes.

Mr. Tanguay asked what hours will he be working?

Mr. Houle answered we have not worked that out yet.

Chairman Higgins stated that language to address his work hours, will that be in the contract?

Mr. Houle answered we will make sure it is in the contract.

On motion of Alderman Domaingue, duly seconded by Ms. Zebrowski, it was voted to authorize a 66,780 contract for Clerk of the Works services to Mr. James Van Valkenburgh effective July 21, 1997 through October 2, 1998 which totals 63 weeks.

Alderman Domaingue stated Madam Chairman, for the record as the alderman of this ward I have heard from some of the constituents that live around here and I think probably Mr. Houle and the architect will keep you aware of these things, but for the record Mr. Brooks was here this evening prior to the meeting, he asked that additional sweeping of Aurora Avenue be done, he asked that Aurora Avenue be kept wet as well as the dirt road that currently is being dug. In the heat of the summer and the dryness, the dust be minimized as much as possible, and we told him we would bring that to the committee's attention and also, that the equipment that is currently on site on his property stay there only as long as is necessary and he recognizes it is a safety issue for the contractor, he is amenable to that but he wanted the committee to be aware of those things.

Alderman Clancy added Mr. Brooks also asked that a base coat be put on the road as soon as possible to minimize the dirt and the dust.

Mr. Houle stated I did mention that fact to Eric Hastings from Bonnette Page & Stone, who was here earlier. That issue will be discussed at the subcontractors meeting tomorrow.

Chairman Higgins addressed item (d) site maintenance plan:

Chairman Higgins stated we received a copy of the site maintenance plan and everybody signed off on it and then we received a disclaimer from Parks and Rec that says they will be willing to do the work as long as it is in their budget.

Alderman Domaingue stated if you look at the memo before Parks and Rec, from the Highway Department, they seem to be very responsive to what they perceive to be their responsibilities and the maintenance issues. When I turned the page and looked at the Parks and Rec memo, I have to be honest, I was quite disappointed, and I will bring this up with Parks and Rec when I have a chance. It is obvious that any time we have a new building, the city has to engage additional funding for whatever site preparation and site maintenance is necessary. I don't think there is any question that there is going to be additional funds that are going to be required. I would have liked to have seen a little more detail in Mr. Ludwig's memo, and hopefully he can come forward with that by our next meeting.

Chairman Higgins asked what would you like to see in addition to that, the amount of money he will need?

Alderman Domaingue stated he does not have a crystal ball so he cannot detail for us the exact amount, but he knows the kind of landscaping that is required around a school of this size, the kind of regular maintenance, what size crew he might need, or additional hours his present crew would need to put in, that is the kind of detail I would hope he would provide for this committee. I hold Mr. Ludwig 100% responsible for providing that detail, not Mr. Houle.

Ms. Lamontagne stated if I recall correctly Mr. Ludwig had a problem with putting down grass without an irrigation system the grass won't grow, and he's right. I think if we are going to put grass around this school, I know it will cost extra but then I think if we are going to spend money on lawns we should look into putting a sprinkler system to at least water them.

Chairman Higgins stated we are looking into sprinklers but not for the landscaping, just for the fields. I think what would be helpful is Mr. Ludwig has the plan, and if he has a chance to look at what he is going to be responsible for, and comes back and lets us know how he is going to do that, and then if his suggestion is to either put in a sprinkler system, obviously the money is not there for that but, Lorraine has a good point. Maybe that could be included when you speak to him, Dick?

Mr. Marinace stated I would like to make a suggestion, now that I have a contractor, I have been working with the contractor and irrigation contractors,

getting proposals to do the work under the allowance we have. I would suggest waiting to see how the proposals come in, see how much it will cost to do the two athletic fields, and then we can judge how much further we want to go with the irrigation system.

Chairman Higgins addressed item 4 of the agenda:

Central High School/Locker Rooms Improvements
Project Summary to be available at the meeting.

Mr. Houle stated the change from last month's report is that the construction is past 42% and we have paid the contractor \$178,000+. You will notice under contingency the \$2,782 was authorized for an additional door to the girls locker room. That is basically the change since then. I have authorized a recent change to add a suspended ceiling in a portion of the cafeteria directly underneath the locker room. It was noticed that the engineer had specified more clean out that was necessary to meet the code but were not necessary for maintenance so we took a credit on that and he really wanted us to take the credit so we got some good numbers. In the back corner of the cafeteria we now have a suspended ceiling.

Mr. Tanguay asked when will this project be complete.

Mr. Houle answered mid-August.

Chairman Higgins addressed item 5 of the agenda:

Central & West High Schools Heating & Ventilation Improvements
Project Summary to be available at the meeting.

Mr. Houle stated the contractor has been gearing up and doing a great deal of demolition this week at Central High School. Meridian Construction change order #9 phase II, this is the phase of the project we are under right now.

Alderman Clancy asked if the project was on schedule.

Mr. Houle answered yes.

Mr. Tanguay asked what is the anticipated completion date.

Mr. Houle answered this is phase II, we anticipate there will be some carryover into the school year, but very clearly without disruption to the educational process.

There will be control work and some work behind the scenes that people will be unaware of. This work will not affect the heating season.

Mr. Tanguay asked what is the heating season.

Mr. Houle answered somewhere in November, maybe late October.

Chairman Higgins asked we don't have a phase III right?

Mr. Houle answered there will be a phase IV at the rate we are going. When we went out to bid two years ago, we asked the contractor to hold his prices on the balance of what was not awarded which was about 3 million dollars worth of work and he was awarded a million to hold his prices for a year. He has held his prices for a year. We issued a change order for phase II and that's what is underway right now. The contractor has advised us that he is willing to hold his prices for phase III. There will be a recommendation coming into the committee regarding phase III and IV for the engineering firm as well.

Chairman Higgins addressed item 6 of the agenda:

New Business

Mr. Houle advised that Mr. Marinace has solicited proposals from three local testing firms and has reviewed them with me. They are rather difficult to evaluate but generally speaking, overall, Miller Engineering is the lowest.

Mr. Marinace stated they are located very close to the school.

Chairman Higgins stated they have been selected to do the soils and concrete testing, they are the low bid. It is a \$15,000 contract and we had set aside \$25,000.

Ms. Zebrowski stated didn't we also talk at one meeting about having a roofing testing done? Is that in this budget?

Mr. Marinace stated the money we set aside for Miller Engineering, we are estimating for soils and concrete testing which is most of the testing you need to do. We can also have them do testing for steel, asphalt testing, or any other kinds of testing. Roof inspector, they charge by the day. Depending on how the testing is going we may want to get a roof inspector for a few days.

Mr. Houle stated I would rely on the Clerk of the Works to do some of this roofing while the roofing is going down. He has done it for us in the past and we have not had to bring in a roofing inspector. The specifications are rather straightforward.

Alderman Domaingue stated I agree with Ms. Zebrowski, I appreciate what you are saying, but given the number of roofing problems we have had with buildings in the City, it is insurance against a future expenditure.

Chairman Higgins asked how much money are we talking about, four or five hundred dollars?

Alderman Domaingue stated we are spending 8.5 million dollars initially not counting the nearly million dollars a year to run and staff it.

Mr. Marinace stated the roof you have on this building is not the traditional flat roof everywhere, that is not as crucial to have a roofing inspector on as it would be on the flat roof. Less than half the area of the building is flat roof.

Chairman Higgins stated I don't think the roofing inspector would come out of soils and concrete testing anyway, so it would either come out of contingency or somewhere else, so at this point it is moot to talk about it, but everyone agrees that we want to have the roof inspected.

Ms. Zebrowski stated this construction schedule was not exactly what I was hoping for. I was wondering if we could get something more along the lines of an estimated time of when the roads are going in, when the walls are going up, when the athletic fields are going to be done, something along those lines so that when people call with questions we are better prepared to answer.

Mr. Marinace answered he would ask the contractor to supply something more descriptive.

On motion of Mr. Healy, duly seconded by Alderman Domaingue, it was voted to approve a \$15,000 contract to Miller Engineering for soils and concrete testing work.

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