

COMMITTEE ON JOINT SCHOOL BUILDINGS

September 3, 1997

6:30 PM

Chairman Higgins called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Higgins, Healy and Zebrowski,
Alderman Reiniger, Clancy and Domaingue.

Messrs.: R. Houle, D. Tanguay, J. Devine, F. Marinace

Chairman Higgins addressed item 3 of the agenda:

Middle School—

- (a) Project Summary Report
- (b) Architect's Report

Mr. Devine stated the progress on that day was not bad, there had been a lot of people on the site to deal with the issue of the school opening. Some of the work we had been assured would be done before the opening of school was not completed, such as sidewalks. But because of the weather this morning we brought the children in immediately.

Chairman Higgins asked if he had been given a third crossing guard.

Mr. Devine answered no, not as of yet, but that is why the police were provided, to take care of that. That will continue until such time as a third crossing guard is hired.

Chairman Higgins asked is there anything that will make tomorrow better? Something that you might want to tell the architect?

Mr. Devine stated one of the sidewalks that was not completed this morning is completed now. The other sidewalk is partially completed and I would expect would be finished tomorrow.

Alderman Clancy asked Mr. Page can you relate to us what the delay was?

Mr. Page stated basically we have completed more of the site work in the existing elementary school area than was originally anticipated. We did get caught at the end on some walks, we had hoped to get some concrete walks in there. Because we were delayed a couple of days with the paver getting in to get the base course down, it kind of set everything off. We were not able to get the concrete walks in. What was just spoken about was putting in temporary asphalt walks that will be replace with concrete next year. We are in pretty good shape, there are a few loose ends that will be wrapped up in the next few days.

Alderman Clancy stated is this all satisfactory to you, Mr. Devine?

Mr. Devine answered yes.

Mr. Houle stated on the project summary report, what we are saying is that the construction project is approximately 24% complete. As of this month we will have paid 24% of the amount minus retainage. Other than that there are no significant changes in the scope of work, except there are some comments that the architect will be making with his report.

Chairman Higgins asked to you anticipate that we will have any change orders tonight?

Mr. Houle answered Mr. Marinace is going to talk about the irrigation for the field, and I think that is all we want to talk about tonight.

Mr. Marinace stated we have one item of business that we would like to get moving on tonight. In the contract with Bonnette, Page and Stone, as part of his bid, there was an allowance of \$16,000 to put in irrigation in the two fields. If you choose not to do anything, you get that money back, but it is already in the contract. We went ahead, with the help of the contractor, and received proposals for the irrigation system. Like anything else, it was not as simple as we thought it would be. Six companies were contacted. If you remember, a few months ago I contacted a few companies and had little success in getting much interest. I guess Bonnette, Page and Stone was a little bit more persistent, they contacted six companies. New Hampshire Irrigation from Manchester, Gilford Well Company in Gilford, Grimard Irrigation in Bedford, and all three of those gave no response, New England Lawn Irrigation in Bedford, they said they were too busy, April Showers Irrigation in Goffstown, and Hillside Landscaping in Brentwood did put in bids. Now the bid for this irrigation work is just part of this project that we had the allowance for. April Showers' bid was \$25,371.00, Hillside Landscaping was

\$9,700.00. That is just part of the whole puzzle. The other part is there is some site work to be done, some plumbing to be done to get piping hooked up in the building. The only problem still pending is the hookup in the Green Acres school is more complicated. Work inside that school was not part of a contract. We never got into that school to do any investigation, and the plumber does not know how that would go, what kind of permits you would need, etc. The reason I am bringing this up before we have all the pieces of the puzzle is that those fields are due to be graded at the end of this month, and loomed and seeded, which is when you want to get the irrigation done. I will pass out the handout.

Chairman Higgins asked do you think Hillside did not want the job, is that why the bid was so high? That is a big discrepancy.

Mr. Marinace answered I think it is that a lot of people are busy, we have had a lot of no responses, which is unusual. I think the Hillside Landscaping price is a reasonable one.

Chairman Higgins asked would that cover all the work, and what are his qualifications?

Mr. Marinace answered that is all they do, irrigation systems. This is not a whole lot bigger than some residential systems. The more complicated part is once you get off the fields. You have \$16,000.00 in your budget. We need to get into the building, the general contractor has to do some work, coring and layout. We thought that if we are going to run water piping to this system, and keep in mind this system is blown dry in the fall, all the water comes out, we think you should put sleeves under the paved roadways for this piping, in case something goes wrong. That would happen in several locations and the cost would be about \$1,200.00. The irrigation system itself is \$4,900.00 for field A, and the plumbing includes the water supply from the building, connecting to the irrigation system and also includes the first year of getting it set up and blowing it out. There is also a recommendation that we change from one two-inch meter, to two one and one half inch meters to get this whole system to work. The other choice would be to go to a three inch meter, which is extremely expensive. That is all included. The electrical includes the power for the timer. So for field A it is \$10,599.00, that is credited toward the \$16,000.00. Field B is fine except for the disclaimer at the end which is the work in the boiler room. The same thing with the general contractor coring the holes, we don't have any locations requiring sleeves, but there would have to be layout, for the contractor to tell the irrigation contractor where to put everything. The plumbing includes a two inch water supply that goes into the existing Green Acres mechanical room and stops. These pipes do not

have to be protected from frost when they are put in because the system will be blown dry. If you look at the disclaimer at the end, you can see for yourselves what it says. The contractor has basically said he does not want to get involved in that boiler room. They are worried about asbestos, and rightfully so. They just want to make sure it is all up to snuff.

Alderman Clancy asked Mr. Houle, to your knowledge, is there any asbestos up there?

Mr. Houle answered there may be, there probably is. All old boiler rooms have a little bit of asbestos.

Mr. Houle asked Mr. Marinace did you speak to the contractor about speaking to the subcontractor to see how much he would charge us to complete the work in the boiler room, basically it needs a backflow preventer. Bring in a number, but we are estimating it will be another \$5,000.00.

Mr. Marinace stated I will summarize, I have a suggestion, we know that with this work, without the connection in the Green Acres School, we are \$,390.00 over our \$16,000.00 budget. A lot of this connection work does not need to be done now, what needs to be done is to lay the pipes in the field while they are building it. I suggest you allow spending up to the \$16,000.00. That money is already in the price, we can do what work we can. At least we would have the piping in, then we could engineer the boiler room work, and you would have to approve the amounts over the allowance and the amount to repair the Green Acres boiler room.

On motion of Mr. Healy, duly seconded by Alderman Clancy, it was voted to approve spending up to the budgeted \$16,000.00 for irrigation work.

Mr. Tanguay asked do you have a CPM?

Mr. Marinace answered that is a Critical Path Schedule? I think I will let Steve address that.

Mr. Page answered we do not have a critical path schedule. We have a bar chart, which is what the contract documents call for and is how we typically do a job.

Mr. Tanguay stated I have not seen a bar chart, does that address the time line?

Mr. Page answered yes, we gave you several copies.

Chairman Higgins stated actually, that is one of the more crucial items that we were looking for, having a schedule of when critical items were going to be occurring. A case in point is when this road was going to be paved, and some other items that this committee wanted to know about because everyone has constituents, and the constituents are asking questions. That is why we keep asking for this information. Is there something you could give us. All we need is some type of a guesstimate.

Mr. Page answered what you have right now, the bar chart, is absolutely not as detailed as a critical path schedule would be, but it does give you a general idea of when all the different phases of work occur. I have a couple of issues with CPM schedules. First of all, in this industry when you are relying on so many subcontractors and suppliers, and you are relying on weather, to try and pin things down to a day as a critical path schedule does, you do a schedule this week and it is no good next week because it has rained for two days, or because a subcontractor did not come through. My response when the questions was first raised about doing a schedule was we have given you the schedule that the contract documents call for, if you have specific questions about specific items, when they are going to happen, all you need do is ask. I cannot guarantee we can pin something down to the day but we can get you in the right range.

Mr. Tanguay stated what would help me would be the anticipated completion date, also the anticipated completion date of certain classrooms, and also when you expect delivery of furniture and equipment. That would help us a lot.

Mr. Page answered the completion date is scheduled in the contract, we probably will have certain areas of the building ready before other areas, but it is really too early to pin that down now. That is something we can refine as we go along. As for equipment, if you can give me kind of a general list of what you have to deliver, I can give you some dates we could live with on that.

Ms. Zebrowski stated we meet monthly, is it possible to get a monthly summary of what went on and what will be happening in a month?

Mr. Page answered we could do that.

Alderman Clancy asked are you ahead or behind, or right on schedule now?

Mr. Page answered I would say we are slightly ahead.

Alderman Clancy asked do you intend to have the building capped before the winter?

Mr. Page answered our aggressive target date is by Thanksgiving.

Chairman Higgins addressed item 4 of the agenda:

Central/West Heating and Ventilation Improvements
Project Summary Report

Mr. Houle stated briefly, West Heating and Ventilation, the building is fully usable, the controls and some equipment is not in. The worst scenario is the ventilation is no worse than it was last year. Hopefully in early October everything will be operational.

Chairman Higgins addressed item 5 of the agenda:

Central High School Locker Room Improvements
Project Summary Report

Mr. Houle stated they are substantially complete. There is a four page punch list with a lot of minor items. I reviewed it quickly today.

Ms. Zebrowski asked are they usable? Are kids using them?

Alderman Clancy asked is this going to be done before the basketball season starts?

Mr. Houle answered it is not large items to be done, and it will be done soon. The architect just received the punch list, and hopefully by the next meeting it will be complete.

Chairman Higgins asked when was that scheduled to be completed, August?

Mr. Houle answered it was August, but there were delays in the equipment being delivered.

Chairman Higgins asked was there anything in the contract about being late?

Mr. Houle answered there may be but unless we can prove out of pocket expenses, I think the delay was justified. I will bring a report in at the next meeting.

Chairman Higgins addressed item 6 of the agenda:

West High School Special Education Room 104

A status report will be available at the meeting.

Mr. Houle stated basically, on August 5, 1997 the School Capital Improvement Committee authorized up to \$100,000 of SCIP money that is in the CIP Program for FY98. During the month of August the Superintendent advised me that the Board of School Committee approved the project. I asked Tom Wallace to give me a hand with this and he approached three contractors with a sketch and the low proposal was Harvey and they were able to begin within 48 hours. On August 20th I authorized Harvey to proceed on a time and material basis until a contract was negotiated and authorized. The final amount was negotiated late this afternoon, and the contract amount is proposed at \$81,700.00 for contract work. The work includes, in the basement of West, and what you are facing what is known as the wrestling room. Where is says existing wrestling room, right in front of that is a concrete block wall, along the side is concrete walls that were demolished. There was a wall constructed to take advantage of two windows, basically there will be mechanical systems for heating and ventilation installed at those windows. You can see indicated where the duct work is going. You can see where the doors are. The rooms are closer to 700 square feet. We think we can have these rooms completed within two weeks, without the mechanical systems but with access to two windows and the front doors we think we can get adequate ventilation in there and will not really need any heat until the mechanical systems arrive.

Chairman Higgins asked about the middle of October?

Mr. Houle answered yes. It is also recommended that the Committee authorize an additional \$2,000 for restoring a toilet room to the immediate left, which is one of the old toilet rooms. There is really no toilet room for the special education kids on this level. The principal feels strongly that we ought to renovate that . We will come back in with a price for that. In the meantime, if you are in agreement we will have Tom Wallace proceed with the design.

On motion of Alderman Clancy, duly seconded by Mr. Healy, it was voted to approve Tennant Wallace as architect for Harvey Construction to complete the handicapped accessible toilet room for the special education students.

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

A True Record. Attest.

Clerk of Committee