

COMMITTEE ON JOINT SCHOOL BUILDINGS

November 12, 1997

7:00 PM

Chairman Higgins advised that a tour of Room 104 (Special Ed room) would be conducted prior to the start of the meeting.

Alderman Clancy inquired as to whether or not the heating system was working.

Principal Baines stated he did not believe so.

Mr. Houle stated he believed the heating system was operational as of this date.

Chairman Higgins called the meeting to order.

The Clerk called the roll.

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

Absent: Alderman Domaingue

Messrs.: School Committee Members Lamontagne, Paradis and Dumont
Richard Mailloux, Dick Houle, Norm Tanguay, Richard O'Shea,
Frank Marinace, Eric Stumph, Robert MacKenzie, Asst. Chief
Albin,
Principal Robert Baines

Chairman Higgins advised that there was a parent present who would like to address the Committee and requested the gentleman make a presentation.

Mr. Dick Mailloux stated I would like to ask the Committee if I may present a proposal for a wrestling room for West High School. I brought some drawings and really didn't know that you were meeting this evening, so I kind of did it in a hurry, I didn't know how many were on the Committee.

Chairman Higgins asked you're working with CMK.

Mr. Mailloux replied actually I'm looking at several architects. They are one of the architects that we would probably like to use, we're looking for recommendations but they seem very receptive to helping us out. Basically, as you know the wrestling room is adjacent to the weight room. Currently, the weight room is way over on the right-hand side of your drawing. The little door is nothing but a little corridor at present approximately six to seven feet wide by possibly 25 feet long. It has no windows, no ventilation, no anything and it's a shame that we can't do something for these kids. So, as a parent I have six children and three of them are moving onto college, two are presently in college and we have Kurt here who's a freshman and I have a senior daughter that is here at West. I've spoken to many teachers, parents, booster clubs, this is something we would try to do without the help of anyone...it would be strictly parents and we would finance this. If we could have help from whomever we would appreciate it. I'm looking for your blessing or guidance. Basically, what I would call it in yellow is the area I would like to have as a weight room. Where it's located is where you enter off of Conant Street where the gymnasium is. If you look on page

2 that is the existing format, what it is is you can see the four or five doors located coming in from Conant Street which enters the lobby and the gymnasium is on the right. What we would propose is putting in a glass wall which would look into this weight room. This way parents, teachers, whomever would be able to look in there and see whoever is in there, so if there is someone in there who nobody that's not suppose to be in there when it's closed, they would be able to see them and it would also be kind of unique because it would be something nice to see. It would be first-class and I've talked to several people one of them who is Ted Arcides who is a world record holder for bench pressing and is right here in Manchester and he would help us in designing this facility. What we're proposing is underneath the canopy we would put in a brick wall which would match existing school format and we would also build inside...there's an existing courtyard. If you look on page 2 and 3, three is the second floor and you can see the auditorium at your right which exits out into the courtyard, at present. The courtyard actually goes out to the sky and there's nothing there and what I would like to propose is making it into an atrium, putting in something like Kalwall. I talked to Rich Keller who is one of the founders and presidents and he went to West High School and he's interested in helping us out. I don't know to what extent at this time, I have to go through the preliminaries to see if this would be allowed. If you'd pass these pictures around, it would go over that entire open space and enclose it and by doing that and by extending all the way out to the street you're creating a room that's approximately 3,000 square feet; that would enclose it and it would allow light back out of the room and we would have to have ceiling fans to push the heat down.

School Committee Member Healy stated I've got a question of the Principal. What do you think of it.

Principal Baines replied we walked the site today because Mr. Mailloux had had another proposal that was not feasible, but the area that he's looking at is basically all wasted space. If you come into the area of the gym lobby where he's proposing taking part of the lobby and an open area that is between the outside of the auditorium that goes down into a totally open vacant area that we had closed off about 10 years ago because of vandalism in that area, so he's proposing to go into that whole area. So, it's a great use of space. Obviously, I've talked to Dick Houle about this as I was a little bit nervous about this because we have never dealt with parents coming forward, they're in the contracting business and willing to volunteer their time and the materials and work with architects at basically no cost to the City, how do you do something like this. So, I'm at a loss on the procedure in terms of how to advance something like this, but in terms of the concept we are very, very supportive of the concept because it would give our kids a first-class weight room facility that we just don't have now. We have a little, tiny, tiny area and are kids are at a disadvantage and so if there is some way that the City can work with this type of activity and I don't know how you do that, we would love to see it advance.

Chairman Higgins stated the first thing we have to do is bring it to Building & Sites, it just so happens that the three of us are here, but we really can't have a meeting right now to discuss it, but it has to go before the School Board and once it's approved by our Committee then it goes to the full Board for a vote, then it comes to this Committee which is made up of the Aldermen and School Board Members and the Joint School Buildings Committee is the one that oversees construction/rehabilitation anything that's going on in the schools and you'd be working with Mr. Houle. So, is there a way that we can get this done.

Mr. Houle stated one of the ways that I suggested to Mr. Mailloux to overcome some of these obstacles is by working with an architect because they would be able to resolve all of the life safety issues and code issues without having to have someone second guess them and help them develop a plan that you could consider that would be feasible to implement and that is what I see them doing.

Chairman Higgins noted Fred is here.

Mr. Mailloux stated I met with Fred earlier this week and I'd like to be able to work with Fred, if possible. See, I really don't know how to go about doing this because this is all volunteerism, I know how to do it, but I know you have to go through all of the procedures and I don't know all of the committees and I don't know all the different avenues to go about doing this. It is for the kids and I'd like to be able to do it and ask Fred and his company to design it.

Chairman Higgins stated you came to the right place because the three members of Buildings & Sites are here.

Mr. Mailloux stated I do have a meeting with the Fire Chief this Friday to go over safety issues and fire escapes, etc. So, I'm trying to touch all of the bases and do it the proper way.

Chairman Higgins stated we would very much like to try and help you get this done and I'm sure that if you want to work with Mr. Houle, you don't have the constraints that we do with the bidding process and that kind of thing. As long as it's not going to cost the City any money, as long as there are no public funds being used. Do you foresee that that might happen because we really can't give you the go ahead if it involves any kind of funds.

Mr. Mailloux replied at this time it is strictly private funds. The only number I don't have is for the atrium, I don't know what it would cost. I've met with Mr. Keller and I asked him for a price and he just gave me a smile, he went to this school, his parents went to this school, I know he's a gentleman and I think he'll help us out.

Chairman Higgins asked can this be done for the 75th Anniversary.

Mr. Mailloux replied I guess it depends on how fast we can move through the red tape with the architect...we'd like to get started as soon as possible, even try to beat some of the winter, if possible.

Chairman Higgins stated this Committee, the way it is right now we can't give you the go ahead, but I think that we can tell you that if you work with the Principal and Mr. Houle and Dick, I'm sure, will be at your disposal as you're going to have to ultimately work with him anyway and he'll deal with the red tape.

Mr. Mailloux stated I've already taken his advice and I was going in the boiler room and he said no and I agreed, so this is where we are trying next. So, where do I go from here, I contact Mr. Houle.

Mr. Houle stated I don't know how this is being funded but you need a plan that can be shown to the Buildings & Sites Committee and as the Chair said if they approve it they will move it up to the School Board and once it's approved then it's a question of just making sure you pull the permits and they're free and there are probably some insurance issues which might make it a little worse, but.

Mr. Mailloux stated I've spoken to the Booster Club, both the President and Vice President and they're entirely for it, they said they would help. I don't know if you know Rick Sirodeo he's very good at raising funds and the first ten thousand is probably already there.

School Committee Member Healy stated before we start, we can give the okay in concept, but before it starts speaking for myself I would want to feel comfortable that the funds that you're going to raise to do the project are there.

Mr. Mailloux stated I agree, I wouldn't want to hire anyone if we didn't have the funds, I wouldn't want to do that.

School Committee Member Healy stated our concern is that we get going, we get halfway through it before we find out we don't have enough funds or funds aren't there to complete the project.

Mr. Mailloux stated I am a contractor and I have been there, I donated several thousand dollars to Londonderry at one time and I did some volunteerism for their thing to the tune of \$70,000 and I never got a dime, so that hurt and I know how it feels, so I would not do it to anyone else.

School Committee Member Healy stated just as long as we could get some sort of report or balance sheet or whatever on the funds and where they're coming from, it has to be part of it.

Chairman Higgins stated I think the best thing that you can do is to prepare plans, give us the cost estimate, and then bring it before our Committee and Dick will help you do that and we will try and get...our next School Board meeting is December 8th and we're probably going to have a Buildings & Sites meeting prior to that, so will that give you enough time, you'll have roughly a month.

Mr. Mailloux replied unfortunately I only found out about this meeting this afternoon, I tried contacting several people who would have liked to have been here, but they had other commitments.

Chairman Higgins asked would it be better if you made a presentation to the Buildings and Sites Committee at their next meeting.

Mr. Mailloux replied I would like to speak to the architect and see what direction we could go with from him and how fast we can put something together and I would like to speak to the Booster Club, so that we have the funds to pay this gentleman and make sure that we're starting off on the right foot.

Chairman Higgins stated we'll help you speed this up as fast as we can, so take all the time you need. We're willing to bring it to the Board whenever it's ready.

Mr. Mailloux stated preliminary I think it's going to be around \$30,000, not including the atrium and that does not include any of the equipment inside because at present it's a concrete structure that's existing. We wouldn't make anything fancy, we'd basically improve the lighting, if you saw it the actual ceiling is pretty nice and so a lot of the things that are there we would utilize.

Chairman Higgins stated I think you're best bet is to put the plan together, cost estimates, work with Dick and Dick can let us know when it is ready to be presented to our Committee and put it on our agenda for the next meeting.

Chairman Higgins addressed item 3 of the agenda:

Middle School --

- (a) Project Summary Report (attached)
- (b) Contractor's Report (see attached 11/3/97 letter from BPS)

Mr. Marinace stated we asked Bonnette, Page & Stone to give us a project summary every month.

School Committee Member Zebrowski stated they've said the facade has come in, is that the outside under masonry in his report.

Mr. Houle replied it has not yet come in. The Committee had seen the sample brick this summer.

Mr. Marinace stated there were three or four samples and the bigger one had been approved. Evidently, Corriveau-Routhier had quoted on it, but the manufacturer wouldn't sell to them, it was more or less of a territorial dispute.

Mr. Marinace stated there has been blasting going on and we've run into a lot more ledge than expected particularly in the areas of utilities and catch basins, wherever we seem to dig a trench we run into ledge. We had an allowance in the general allowance meaning they would carry so many yards of general ledge blasting. We used that up and we have unit prices which means we have a locked in price per yard for blasting and it looks like we're going to be the neighborhood of \$20,000 more than we expected. We're not bringing in a change order yet, but something like it will be coming in once blasting has been completed. If the ledge had been even all through the site, we would have had a better handle on it.

Mr. Marinace stated the next item of business will require some change order and has to do with the Manchester Water Works for fees related to meter costs due to the irrigation system. We had some provisions in the general contract, we originally had a 2" water meter but because of the irrigation of the fields they changed to two 1.5" meters which upped our meter fee to \$51.47 for a total of \$524.53. In the contract we had some charges from the Water Works that we told the general contractor to carry and we put those in the contract. The general contractor carried that, but now Water Works is saying that we're going to have to pay an additional \$691.53 for some of the changes and they're right because there are some changes revolving around the irrigation systems, so I think that's a legitimate charge that we can pay to the Manchester Water Works.

Mr. Marinace stated the second part is that the 8" water line shown out in the road going to Green Acres School stepped down to a 4" line and then back to an 8" line, there was a piece of pipe in there we didn't know was there and we really have to change that so that we can get the proper water service. The quotes on that looked okay, they gave us a credit for the piping they did have and the net on that is \$2,175.00 and I suggest we do it because we need to do it to get a proper water service. The problem was that the records that we had were not accurate and didn't show the 4" pipe. So, I suggest we approve both of those.

Alderman Clancy asked who put those in originally

Mr. Marinace replied I couldn't tell you, I have no idea. All we know is that when they dug it up it was a surprise. I would suggest it be taken out of contingency for a change or for \$2,175.00 and \$691.53 as outlined.

Chairman Higgins asked is that going to come out of the PBS Contingency or the Project Contingency.

Mr. Houle replied I'd like to see it come out of the Project Contingency, the PBS Contingency is set up so that I can move on smaller items without coming back to the Committee immediately.

School Committee Member Zebrowski moved to approve the change order request of \$2,866.53 out of the Project Contingency as recommended by Mr. Marinace. Alderman Reiniger duly seconded the motion. There being none opposed, the motion carried.

(e) Discussion relative to sound system with Robert Bullard and Architect

Mr. Marinace stated there was a request made to change from the Simplex communications system to Bogen, the total cost of that change would be \$34,773 which is a lot of money.

Chairman Higgins asked didn't we get some communication from Bob Bullard on that and I looked it over Monday and I don't remember what the outcome was and Bob was recommending Bogen, right.

Mr. Houle stated he had originally met with the electrical engineer and suggested Bogen. The engineer had spec'd both Bogen and Simplex, with Simplex having come in substantially lower. Bob had sent a letter to the Committee expressing his concerns and the Committee in turn asked that the architect speak to the contractor to see what the price change would be to shift from Simplex to Bogen and the cost is approximately \$35,000.

Chairman Higgins asked what were the reasons why Bob had suggested the Bogen.

Mr. Houle replied he felt he could rely on the maintenance better, it would be cheaper. I think that was his primary concern and for standardization that most of what the School Department currently has is Bogen. Myself, I didn't know about this until after the contract was let and until Bob found out that he wasn't getting Bogen and then he raised his concerns. I think we all sensed that if we could help out, we would but the bottom line number is \$35,000.

Mr. Marinace stated the net difference in the two systems is not the \$35,000 because you're paying a cancellation charge because the purchase order went into Simplex a long time ago from Longchamps.

School Committee Member Zebrowski asked was there something about a service contract that was going to be more expensive with Simplex because they were our only provider and Bogen's contract would be cheaper in the long run because we already have them.

Mr. Houle replied when I said maintenance that was the concern, the service contract.

School Committee Member Zebrowski asked is it a lot more with Simplex.

Mr. Houle replied I don't know. I don't think it's \$35,000 more.

Chairman Higgins stated we wouldn't recoup what we lost. Say we went to the Simplex system and we already have a maintenance contract with them and we canceled that and went to Bogen, the difference would be long-term.

Alderman Clancy asked who reviewed the electrical plans.

Mr. Houle replied they were reviewed for code compliance, the Building Inspection Department, the electrical plans were drawn up by the architect's electrical engineer. We have no one on City staff other than building inspection trained or qualified to review plans.

Mr. Marinace stated keep in mind though that when these plans go out to bid if the specifications had said we want this Bogen system period, the price would have been sky high. We would have paid a whole lot more because it was closed.

School Committee Member Lamontagne asked did Bogen estimate a bid.

Mr. Marinace replied yes and it was a lot higher than Simplex and that's why Longchamps carries Simplex. If they're putting in a bid they're going to carry the low bidder. Now, Simplex met all of the specs and if we hadn't put in a choice to get some competition going, I get the feeling that Bogen's price might have been a little higher and this project would have cost more money.

Alderman Clancy moved to remain with the Simplex sound system. School Committee Member Healy duly seconded the motion. There being none opposed, the motion carried.

(c) Architect's Report (to be presented at meeting)

Mr. Marinace stated there was a problem with the Tenneco Gas easement, they had started building and it really wasn't completely resolved and it needed additional work from CLD (Costello, Lomasney & deNapoli, Inc.) not to exceed \$2,000; that we need to get an estimate rock excavation not to exceed \$2,000 so we could see where this ledge was. When we had done our original soils exploration we didn't do an extensive probing of the site and this sounds like a lot for this project but not for this size of a project; that the third part was to flag the property line along Field A which was a neighborhood thing because we wanted to save as many trees as we could and we decided not to exceed \$300 on that, but we had to find the exact property line and flag it. The last part of it is that this project is going to require a lot TLC, extra care on site supervision, site engineering and monitoring what's going on out there. The site work has grown beyond the original area we were working on and it's gotten more and more complicated and we would like CLD to spend more time on site which they have been doing and following it through and making sure everything is going the way it's supposed to be and we've encountered a little bit of problem with the site sub-contractor with everything not being as smooth as it could be and they sent us a letter estimating that it could be as much as \$6,000 more if we want them to perform the kind of services that I think we need.

Chairman Higgins stated the way I'm reading this is that they were already approved not to exceed \$5,000.

Mr. Marinace stated that is part of my contract, that is already paid for.

Chairman Higgins stated they have an \$11,000 figure in here somewhere with the additional \$6,000, the total figure would be \$11,000.

Mr. Marinace stated it's probably \$3,500-3,600 for the first two instead of \$4,000 and the \$300 is pretty close to \$300, so it's probably going to be closer to \$4,000 instead of \$4,300 for those first three things. Now, the next chunk of work we see coming in the future is not to exceed \$6,000.

Chairman Higgins replied you need an additional \$10,000.

Mr. Marinace stated you can say no to the additional \$6,000, that's your option but all that is going to do is the site engineer won't spend as much time on the site solving as many tiny problems pulling the contractor's hand to make sure everything goes smoothly, we think this is a preventative type thing.

Chairman Higgins asked what about the clerk-of-the works.

Mr. Marinace replied he's there, but this is site engineering issues that he really isn't qualified to handle.

Mr. Houle stated I think what we're asking for and Eric's here too, we're asking for an additional \$6,000 in addition to Tenneco and those other items. We're not asking him to move forward on the Tenneco Gas easement.

Mr. Stumph stated the Tenneco Gas easement, the rock excavation estimate and the property line work is all done. The \$6,000 is for stuff starting tomorrow.

Alderman Clancy asked what is the \$6,000 for.

Mr. Stumph replied it's for additional shop submittal reviews that are going to be coming for another school opening next year, it's for making sure the contractor correctly installs and starts up three pumping systems, for making sure the pavement preparation is proper, for the new road around the new road, and making sure the drainage gets done right, make sure the earthwork actually gets finished and seeded and grass grown.

Mr. Houle asked does that take care of the additional work that is required on the road out, the curbing.

Mr. Stumph replied yes, we handled that under the original \$5,000.

Mr. Houle asked will that take care of the work that is required for access into Green Acres by oil delivery trucks.

Mr. Stumph replied yes. Those types of things extending the sidewalk, the extra curbing, looking at getting bigger trucks around certain radii would normally be handled under the construction assistance. It's just that the volume of work that we've had to do and will continue to have to do on this project is much more than we anticipated basically two years ago now.

Chairman Higgins stated I don't have a problem with the \$6,000. I just want to know where the \$4,000 is coming from, nobody's explained that to me.

Mr. Houle stated when you say it's done, first of all, some work was performed on rock excavation. I know I stopped it. I told Frank do we need that and at that point in time you said we really didn't, we'd have a clerk-of-the-works coming on board.

Mr. Marinace stated we didn't do anything after that date.

Mr. Houle stated you don't need that \$2,000.

Mr. Stumph stated I've already billed Frank for it and I'd like Frank to be able to pay that bill.

Chairman Higgins asked, Frank, does that come out of your \$5,000.

Mr. Marinace stated the \$5,000 is a whole separate thing; that \$5,000 was gone a long time ago.

Alderman Clancy asked what did you do with it.

Mr. Marinace replied I paid Eric with it.

Chairman Higgins asked is that for the preliminaries and all the up-front stuff, the \$5,000.

Mr. Stumph replied the \$5,000 was the original budget established between CLD and Frank's office for CLD to take care of construction phase assistance. Now, that number was generated in December of 1995 and at that time we envisioned one school opening, envisioned site work associated with one school. We assumed that things would go relatively smoothly. We've got two school openings, two schools, we've have problems with the site work contractor that have required us time and again to come out to the site and try to help things move along.

Chairman Higgins stated I'm not doubting what you're saying. I just want to know where the \$4,000 is coming from, you answered my question. So, in all you want \$10,000 and you said yes. So, do you need a vote on the \$10,000.

Mr. Houle replied yes they do.

Alderman Clancy asked what's it for.

Chairman Higgins replied \$4,000 for what we already owe them and \$6,000 for future work.

Alderman Clancy asked what are you going to do with it.

Mr. Stumph replied I'm going to answer phone calls, I'm going to respond to letters, I'm going to review submittals, I'm going to visit the site, I'm going to prepare reports, etc.

Alderman Clancy moved to approve the \$10,000 out of the Project Contingency as requested for \$4,000 previously billed and UP \$6,000 as a supplemental budget. School Committee Member Healy duly seconded the motion. There being none opposed, the motion carried.

School Committee Member Zebrowski stated I'm just not clear on what exactly the difference jobs are between the clerk-of-the-works and the final \$6,000 worth of work.

Mr. Houle replied first of all the clerk is not an engineer and will not assist with the landscaping. The engineer will, we've relied on the engineer on a number of occasions just getting us to where we are now and that's one of the things that we have made good use of him and he has been responsive to our needs, but I don't see any duplication of efforts between he and the clerk-of-the-work, in fact, the clerk will probably get direction from him in terms of what he should be looking for and that cuts down on his expense. The clerk is just there to make sure that the contract is being complied with on a day-to-day basis. Eric is not there everyday, Frank is not there everyday, and I'm not there everyday. So, it's the clerk's job to make sure that what is occurring on a daily basis does in fact occur as specified in the contract documents.

Alderman Clancy asked, Dick, how often do you go down there.

Mr. Houle replied three to five times a week.

Alderman Clancy asked what is your assessment, how is the job going.

Mr. Houle replied nicely, smoothly. There are problems but in any endeavor that we undertake there are problems, nothing goes smoothly.

Alderman Clancy asked what are some of the biggest problems we're having down there right now.

Mr. Houle replied site work. The site contractor is not where we would like him to be at this point in time. A series of...he's behind...he's not been the most cooperative fellow to work with, he doesn't live up to his word.

Alderman Clancy stated hold up his money, don't pay him too fast.

Mr. Houle stated Bonnette, Page & Stone is holding his money and they're not...we've had some fairly straight forward discussions with Bonnette, Page & Stone and we're having some difficulty.

Alderman Clancy stated bring him in the next time we have a meeting, we want to see him.

Chairman Higgins asked, Dick, who is it.

Mr. Houle replied Frank Merrill.

Chairman Higgins stated we should be talking to Bonnette, Page & Stone rather than the sub.

Mr. Houle stated Bonnette, page & Stone keep asking us for our help. We're trying to bring pressure to bear.

School Committee Member Zebrowski stated part of this \$6,000 is being authorized because this sub-contractor isn't doing exactly what he's suppose to be doing.

Mr. Houle replied I don't think I'd say that. How much of that relates to that.

Mr. Stumph replied we're only asking for additional money because we've already spent what we have and a lot of what we spent to where we are today probably would not have happened if the site work sub-contractor had been moving along smoothly and quickly and keeping things under control.

Alderman Clancy asked do you think this person underbid the job.

Mr. Stumph replied I don't know.

Mr. Houle stated we think he's perhaps too busy right now.

Alderman Clancy stated bring Bonnette, Page & Stone in from Laconia and we'll ask him some questions. Evidently, this guy must have underbid the job, they're hitting ledge down there and there's water problems. I knew there was water down there even before they put this building down there, everybody knew that, the whole of South Manchester knew that.

Superintendent Tanguay stated the sub was hired by the contractor and the contractor has the problem, we don't. I think he should take care of it and fund it himself.

Chairman Higgins stated I'm not totally convinced that the funds they are asking for is strictly to deal with this sub though. I think you're working with things other than that sub.

Mr. Stumph stated when we put together the idea of a \$5,000 fee we envisioned a new school on this site where it was off to the side and wouldn't be doing a lot of work around Green Acres School. It turned out we're replacing most of the site work around Green Acres School, it's the way it worked out. The \$5,000 before anything was designed we had to put together a fee estimate and that is where the \$5,000 came from, there was nothing designed. Looking forward we said it's going to be a typical project, only going to be two construction seasons, some shops early on, a couple of visits to the site, the second year we'll have to go out a little more as they get things done. As it turned out they had to get repaved, all the drainage and everything underneath before school opened this year and the decision, the knowledge that we're going to do that new access road this year, we're going to redo the parking and drop offs and sidewalks for Green Acres School this year, that decision wasn't known. We didn't know that we'd have to do that this year and then do the Middle School next year. So, the fact of two construction seasons and two school openings and basically two site work projects one at the Middle School and one at the Green Acres School, we didn't know that in December of 1995, nobody knew that. Now, we know and that's a large part of this and we're dealing basically with two projects and not one.

Alderman Clancy asked will we invite Bonnette, Page & Stone to the next meeting.

Mr. Houle replied I will contact him and ask that he be present.

Mr. Houle stated previously there was an amendment to the contract in the amount of \$2,431.45 and I think I just presented it as information because I took the original \$2,400 from PBS Contingency. Basically, Frank and his budget for this school have an allowance for \$5,000 for soils and concrete testing. I spoke to Frank as I was a little concerned to execute a contract for \$25,000 and one way of controlling it was to reduce the amount, so I brought in a recommendation to the Committee to reduce it to \$15,000. Now, in addition to that the Committee has also said that want roof inspection and Miller Engineering is going to do the roof inspection. So, what we're recommending is bringing it back up to the \$25,000 and they'll be doing the roofing inspections as well and rather than go through all of the math that the bottom line contract will be for \$25,000 which is an increase of \$10,000 with \$2,400 +/- has already been authorized, so we're back down to seven something.

Alderman Clancy asked will the roof on before long.

Mr. Houle replied parts of the roof are currently on. Most of the framing of the pitch roof is complete, a question I asked and hopefully we'll have a better answer tomorrow is when the metal portion of the roof will be installed by the roofer and that seems to be the last piece that's going to go up. But, again there are some problems there as well and it has to do with who is responsible for preparing the basic roof structure and what the roofer's work is versus a general contractor, it's fairly typical which is why we meet every Thursday morning to go over some of these problems and Frank resolves them nicely.

Alderman Clancy asked, Frank, do you think we'll have the roof on before Thanksgiving.

Mr. Marinace replied no, not be Thanksgiving. One of the goals to be closed in was before winter which is typically December. The whole thing will not be weather tight by Thanksgiving.

School Committee Member Healy moved to approve an increase up to \$25,000 for Miller Engineering services. School Committee Member Zebrowski duly seconded the motion. There being none opposed, the motion carried.

Superintendent Tanguay asked could we get a description of what the inspection will include, the nature of the inspection.

Mr. Houle replied he would forward a copy of the roofing contract/inspection to all members as requested.

(d) Discussion relative to Planning Director's Action Notes of 10/22/97 (attached)

Mr. MacKenzie stated this is just a summary of a meeting we had with Dick Houle, School administration wanting to get the various departments together in the City to keep them up-to-date to see if they had any outstanding issues and to try and resolve the punchlist that we have in the neighborhood meeting. We felt from the beginning that we wanted to start to resolve as many neighborhood issues as possible, but I think that as a City we have been doing a pretty good job at that. Historically, we have never had these neighborhood meetings and I think they have been a real plus myself. I'd like to comment that we had several of the City agencies there and they were all extremely cooperative, I think we got good assistance from all of the departments even though they're out straight with many projects they were willing to assist in any way that they could. But, I think the biggest issues were security where there were some issues but those seem to be resolvable, the intersection of the new road and Mammoth Road is perhaps one of the bigger concerns and a question mark as to whether we need signals and it may be a little bit premature to decide that as some of that is site distance issues, the actual new road will be raised up probably close to a foot, right now if you come up and stop at Mammoth Road in looking down to the south where there is a fence which is hard to see over, the fence does comply with zoning standards, but I think we'd like to check to see what it looks like once that roadway is raised up a foot.

Mr. Houle stated I have met with Mr. Brooks who is the owner of that property and he is very receptive to any modifications. First of all, the trees and the fence are probably on City property. I've authorized a survey of his property so that we know what we're talking about. Right now, he's amenable to cutting the trees down, moving the fence, and maybe in exchange some of his property we may want in front and provide it on the side. So, we've got to have the survey done first. Parks & Recreation Department...one of the other problems we have on the street is the trees overhanging in the area of the new road and we're talking about installing a light which I did authorize Traffic to move forward on and they'll be a couple of flashing yellow and red lights right at the intersection and hopefully we're going to be able to hang the signs from a wire that says Green Acres, so people know exactly where the entrance is and there is a lot of tree trimming which is required there also. P & R has been out there and they've marked what needs to be cut.

Chairman Higgins asked, Dick, who's paying for the traffic light.

Mr. Houle replied this budget, but we'll take it out of PBS Contingency. It's the Traffic Department in this case.

Chairman Higgins stated let's ask Traffic.

Mr. MacKenzie stated the bigger issue in the long-term and I think that we'll try to resolve some of these issues in the near term including putting signals or just lights in there, probably we'll have to decide as a City whether we want traditional traffic signals there and that could get expensive and could be a minimum of \$70,000, perhaps quite a bit more if you need a turning lane. I guess I would be more comfortable if we got to the point where we would actually hire a traffic engineer site distance, safety, and whether this wants a traffic signal and suspect that might occur next spring. Landscaping, I think is another issue. I think generally we agreed that the City has to do a better job in developing the landscaping of sites when we build new schools which came up as an issue and we might be looking to work with Parks & Recreation to create a landscape plan and we also want to be able to better determine how to maintain these sites once built. So, a landscape plan is important. In terms of the punchlist for the neighborhood, I think we've handled many of those issues. We did get the cooperation from the Highway Department and putting Brady Circle on for repaving on the priority listing next year. Many of the other key issues I think have been resolved or are being resolved...the tree line along Brady Circle and trying to be sensitive to those neighbors and save as many trees as possible. There was a request by some of the neighbors as you might remember for playground equipment at the existing Green Acres School and I think that was referred to the School Department for their review. Under Item 5 the Fire Department will review the fire alarm system plans when they come out from the architect's and I think that many of the people felt that it was important to create a quality entrance to this particular site to express the image of the schools and make sure that people get a positive image when they turn into this site and appropriate landscaping and nice sign could go a long way in creating that with the specs perhaps coming out of the landscape plan that has been developed with Parks & Rec.

Chairman Higgins addressed item 4 of the agenda:

Central/West Heat & Ventilation Improvements

(a) Project Summary Report (attached)

Chairman Higgins stated I think we gave you some of the problems that was brought up at the School Board meeting Monday night, but Central was having some problems and it was too cold in some of the Art rooms. I thought you had told us there would be heat by October 1st.

Mr. Houle stated basically the heating and ventilation projects at West and Central High Schools are substantially complete, the controls for the most part are working. I'm not saying we're going to have a problem here and there. I think the problems you heard at the Board meeting were two weeks old, there was a walk thru with the engineer and one of the people of my staff early last week and unless someone was kidding me, I think we're pretty much under control with the new systems.

Chairman Higgins asked have you received any communications from Mr. Schiavone relative to no heat or any kind of issues like that.

Mr. Houle replied yes I have. There were some problems and I think one was rather annoying for all of us, it went a couple of days beyond what it should have been, but even at that Mr. Schiavone said he was satisfied with the performance of the department.

Chairman Higgins addressed item 5 of the agenda:

Central High School/Locker Room Improvements

- (a) Project Summary Report (attached)
- (b) Lockers (see attached 10/31/97 FAX from Drake Equipment)

Mr. Houle stated the contractor has agreed to make good on it. He's talking about 150 doors, we do not have a time schedule from him as to when it is going to occur but we are pressing on that and I spoke to Tom today and the general contractor is holding a substantial amount of money from his sub-contractor on this job and we're not going to accept it until the architect, the principal, and myself are satisfied. Basically, they're going to replace 150 doors.

Chairman Higgins addressed item 6 of the agenda:

West High School/Special Ed Room 104 w/toilet rooms

- (a) Project Summary Report (attached)
- (b) Architect's Report (see attached 11/5/97 letter from Tennant/Wallace)

Mr. Houle stated right now they have the same amount of ventilation they've had right along which is very little in room 104. We anticipate the ventilation equipment to be on site and delivered prior to Christmas. We anticipate that the new toilet room will also be finished by that time too.

Chairman Higgins addressed item 7 of the agenda:

Memorial High School/Improvements

- (a) Special Building Committee Recommendation for Architect

Mr. Houle stated the Special Building Committee for Schools is recommending an approval of \$112,000 to CMK Architects for the design contract for the Memorial High School Improvements Project.

Chairman Higgins stated the Buildings & Sites meeting held in early September did not vote on this project but rather asked Mr. Houle to go out to bid for the design and that the design would be done in a couple of different ways such as the total job based on a couple of million dollars and also whether it could be phased in and the difference of the two. So, tonight's request is merely for the design of the facility only.

School Committee Member Healy moved to approve the contract as recommended by the Special Building Committee for Schools for the design contract for the Memorial High School Improvements Project to CMK Architects. Alderman Reiniger duly seconded the motion. There being none opposed, the motion carried.

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

A True Record. Attest.

Clerk of Committee