

COMMITTEE ON JOINT SCHOOL BUILDINGS

December 3, 1997

7:00 PM

Chairman Higgins called the meeting to order.

The Clerk called the roll.

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

Absent: Alderman Reiniger

Messrs.: Richard Houle, Frank Marinace, Superintendent Tanguay, Eric
Stumph, Richard O'Shea, John Gatsas, Katherine Labanaris

Chairman Higgins addressed Item 3 of the Agenda:

- . Middle School --
 - (a) Project Summary Report (attached)

School Committee Member Zebrowski stated I see that ledge was discovered again and I am wondering how, if we are, how far behind we are time wise because of all the ledge they found. Are we behind schedule?

Mr. Marinace responded the site work is behind schedule, yes. How far behind, we would have hoped that they had constructed all the drainage ditches that were planned, we had hoped they had the water line in by now and they haven't, so I guess it is behind by that amount of work and the pavement. The pavement is the big thing. They wanted the pavement in so they could move around the site. They had hoped to have that in by now and it is not. I think those major things everyone would have liked to have had done and I can't say that is all because of the ledge. A lot of that is just because of the work force of the site work sub-contractor.

Chairman Higgins stated you mentioned I think at our last meeting when we were at West that there was a problem with that sub-contractor. Is that the one that we have a problem with?

Mr. Marinace answered well the problem with the site sub-contractor is that he is not working as fast or putting as many men on the job as we hoped he would. That is the problem and so that is one of the reasons why those things are not completed.

Chairman Higgins asked well is he living up to the contract.

Mr. Marinace replied so far he is living up to the contract, just not in as timely a fashion as we had hoped.

Chairman Higgins asked but that is our expectation, or that was your expectation, it wasn't part of the contract.

Mr. Marinace stated we weren't really taken by surprise by that because we saw how the workers progressed and you get a feel for how fast things are moving along. We didn't all of the sudden one day find out that these things weren't done. We have been pushing them as much as we could all along. You have probably seen some of the correspondence. So we have been putting the pressure on the site sub-contractor. We have had a lot of meetings, a lot of threatening letters and we are doing as well as we can given the circumstances.

Chairman Higgins stated the question I have was the site work that you are doing and the ledge that you discovered was that because of the additional drainage that we asked for.

Mr. Marinace replied no.

Chairman Higgins stated no, that was just part of it.

Mr. Marinace answered no we would have hit that anyhow. You see one of the reasons a lot of this ledge is a surprise is that we didn't spend a whole lot of money doing a profile of ledge, doing probes every 20 feet...

Alderman Clancy asked did you do any.

Mr. Marinace answered we did some. That is how we knew there would be some ledge on the site and that is how we knew to put in the contractor's work an amount of 50 cubic yards of trench and 50 cubic yards of general blasting included in his bid and we asked him for unit prices for any ledge over that. Well lo and behold there is an awful lot over that and that is what you have on that piece of paper in front of you. We have been hitting it in every place we turn.

Alderman Clancy asked Frank, do you see any, seeing we have this much more ledge, do you see any problems with the water as far as the drainage now.

Mr. Marinace answered with ground water.

Alderman Clancy replied yes.

Mr. Marinace stated the only problem we are having with water now is that there is no paving down so the site is kind of messy. It was messy a couple of weeks ago and it was messy again today. The only other problem is that they don't have their drainage ditches 100% complete. We had hoped they were.

Alderman Clancy stated now we are going to get some more snow and stuff like that. I know we don't have the asphalt down and stuff like that. Will that cause any problems with drainage. Will that stuff be washing down into the drains and stuff like that?

Mr. Marinace answered I just sent the contractor a memo telling him that because these ditches aren't complete and because everything isn't the way we hoped it would be at this time of year there may be some problems and we just wanted to alert them that they are going to be responsible for the problems I just sent that memo yesterday.

Alderman Clancy stated yea because you know whether they get crushed stone or bank run or any other run off it is going to run into the sewer and we are going to have problems. We are going to have the Highway down here or the Sewer again.

Mr. Marinace replied yes, we are telling them.

Alderman Clancy stated let me ask you a question. I have been reading the paper here recently and I see, I know you do quite a few schools throughout the state. Could you define for me mold? I was seeing that they have that problem throughout a couple of schools here, especially in Pittsburgh and now they have it

in another school. My brother-in-law told me that they had that. Can you, do you foresee us having that problem down here.

Mr. Marinace replied no.

Alderman Clancy answered with the vapor barrier. Is that what you are trying to say?

Mr. Marinace responded we not only have a vapor barrier we have an under drainage system if you remember that keeps the water table down well below the slab. A lot of the old buildings were built with no vapor barrier and no under drainage system and on top of that a lot of times you get your seepage on the outer side of the wall which is very common. It still is common in some buildings and the seepage on the outside wall, when the masonry gets saturated it eventually comes through and it manifests itself. You know how the wall is constructed, even cavity walls, there is a piece of flashing at the bottom. If something goes wrong there, the water in that cavity or the water seeping through the wall will come out at the bottom of that flashing because its gotta go somewhere. That happens to be right where the floor is. A lot of times the floor will get a little musty right along the edge of the wall in a lot of masonry buildings. If you have carpet that is continually musty that sort of thing happens.

Alderman Clancy asked is that white in color. The carpet, is that white in color. Mr. Marinace replied well I think the mold comes from moisture and a lot of the moisture it either comes up from the slab or it comes in through the wall and manifests itself right where the wall and floor join. That is where most of the problems are.

Alderman Clancy asked well down here you don't see any problems with that. Mr. Marinace replied no. If you are having any schools with that problem you could put that silicone treatment on the brick, spray on silicone and that works for about 10 years and keeps the water from coming in the wall and it works.

Superintendent Tanguay stated you were talking about the site work maybe being behind. Are you saying that the school will not be open on time.

Mr. Marinace replied no, I am not saying that. I am saying the contractor is going to have to perform the site work in worse conditions than he hoped. We really don't want him putting pavement down on top of frozen ground which means the paving will have to be done in the spring. He has all summer to make up for those things. That is not affecting the building itself.

Superintendent Tanguay asked but the school can be opened even though the site work is not 100% complete right.

Mr. Marinace responded the site work will be 100% complete by the time school is ready to open.

Superintendent Tanguay asked so the school will be open on time, which is when.

Mr. Marinace responded August 13th I think it was as occupancy date, the beginning of August.

Superintendent Tanguay stated well we are redistricting now and it is going to involve four schools, or three schools actually 6, 7, and 8 so it is critical that we get in there no later than August.

Mr. Marinace responded yea, that is why we made it the beginning of August. That gives you most of the month to move in.

Superintendent Tanguay asked are we going to be able to occupy some of the classrooms in the building before then.

Mr. Marinace answered that is the plan. We usually do that because we are going to be having equipment arriving, tables, chairs, desks, wastebaskets and we are going to need a place to put those. What we will do is go ahead and accept a few classrooms ahead of time and just start loading them up with equipment.

Mr. Gatsas stated I was just a little surprised to see and I had a concern back when this whole project started about the drainage in the area. I am still very surprised to see that we spent this much money on a project to find out that there is ledge now and it is like we didn't do the proper preparation for it. I asked the question at Highland Goffs Falls about the drainage and I was told that was an unusual Spring we had, whatever. If the drainage is not proper now and we haven't even had a Spring of rain and a Winter of snow, we are going to be, you know inundated with puddles down there in the gym the way and I still stand by what I have to say, the drainage is, we are going to have problems. I grew up in that area. We put so much drainage in there we overkilled it, okay we overkilled it. And then I hear Alderman Clancy saying about mold. I hope we don't come back and find mold in that building. I hope we don't have a settling problem with the floor settling and cracking in any of that building and damaging water coming through because that was the School Board's first concern about drainage and all of its taken care of. And the only thing I have to say is I think the people in that area mentioned there was problems with cracks there were problems uh, you brought a

couple of things up, but I think that the ledge is a shocker to me to find out two or three times we found ledge now down there where they said the site preparation and everything was done. So, I, you know I just hope everything works out. I am very, very, very disappointed to hear the ledge and to hear about mold if it does happen, water vapor barriers and so on because I am, me personally and holding you people responsible for this because I wasn't supportive until I was convinced that we overkilled the drainage and this and that and now I hear you saying we have a problem with drainage now and we haven't even had any water.

Mr. Marinace replied can I...

Chairman Higgins stated yes, I guess I need a clarification. That is not what I heard you say. I didn't hear you say that we are having a problem with the drainage.

Mr. Marinace answered no. I think there is three things we need to clarify. Lets do the ledge first.

Mr. Gatsas okay, so can I, no, no he is going to clarify so I can just, I can just rebut so I got some questions on the ledge. Go ahead. No, I absolutely.

Mr. Marinace stated first of all the ledge is there. We knew we had some ledge. We could have spent a lot of money, a lot more money. When I say we, you could have spent a lot more money finding out exactly how much ledge was there and you would be removing it anyhow. You would be paying money to remove it. What you saved is finding out exactly how much ledge was there. But hindsight is fantastic. If we could start all over again, we might say lets do a complete ledge probe, spend \$20,0000 doing that. That money doesn't buy you anything it just lets you know how much ledge is there and then we are going to blast it anyhow. So I don't think that is a bad thing. The ledge is costing money to take out, was going to cost it anyhow. We actually saved money by not doing an extensive probe.

Mr. Gatsas responded can I just ask one question to that ledge. Wouldn't it have been better to take the ledge out before the building was constructed instead of making cracks in the areas in the foundations and the concrete and so on? Wouldn't it have been better to do a complete and thorough ledge probe on that and remove it? I mean, my parents live off Island Pond Road and they started building houses up there, Bouchard and them started building houses. They didn't build houses then get rid of the ledge. They took all the ledge out first and then they built the houses.

Mr. Marinace answered I know what he is talking about, but this is not a house. We aren't blasting whole sale. We have had jobs where we had to blast 12 feet of ledge out just to get down to the level of the school. This is humps of ledge here and there. You don't discover them until you start digging a trench for a water line. You don't discover them until you are digging a footing. So we didn't have to go through and blast 10 feet of ledge or 5 feet of ledge down to get to the school. It just doesn't work that way. So, sorry but it doesn't. So the next thing he talked about was the moisture, was the drainage. Site drainage. The site drainage um we are not saying there is going to be a site drainage problem. The problem we see now is that yes it is a wet site, we knew it was a wet site, we didn't get caught by surprise, everything is the way we expected. It is just that we hoped that the site contractor would have been further ahead then he is now and he wouldn't have so much soupy stuff down there. That's all. He would rather have paving down than have mud down on the ground. He is just a little bit behind on the site work. It is not a surprise, he is just behind. When he gets done the site is going to be fine. It is going to be better than fine. The other part of that is the mold thing. I hope people aren't writing down that we have mold problems at this point in the school because that question, the question he had was, that came in from somewhere else we are not going to have a mold problem of a water problem on this school. We have so many, so much belt and suspenders because we knew the site was wet. This is one place we are not caught by surprise. We took precautions. We have an extra heavy duty vapor barrier, we have lowered the water table, we have the drainage. All this stuff we did to prevent moisture problems.

Chairman Higgins stated Jim was talking about two other schools. In fact he mentioned the towns in particular. Pittsburg, and...but he was just sort of asking a technical question off the cuff.

Mr. Gatsas responded I understand that, but I just wanted to follow up with this because we put an addition onto Hallsville School and if you go into Hallsville School there is a crack that starts from one end of the wall to the other end of the wall that goes right along the floor underneath the tile and it is, I was told that it is a settling problem. Settling of the gymnasium. The building is two and a half years old and that settling in two and a half years we have a problem. Think about it, it is going to be the same thing that happened at Green Acres with the expansion joint. Right, the expansion joint at Green Acres with the gymnasium. Um, I am not an expert in this but my concern is investing \$9 million into a project, okay and not doing the proper, the way I see it, the proper types of site preparation. \$20,000 is nothing. I mean you came here last month and asked for more money for some more things that you needed. \$20,000 was nothing. I mean

the Lake Shore property wasn't good because there was ledge up there and we didn't want to do that. So, that is where I sit, right there.

Mr. Marinace answered wait, we have a misconception here.

Chairman Higgins replied right, please explain.

Mr. Marinace responded we have a big misconception here.

Mr. Gatsas answered no, no, I am not, it might be a misconception but I, the thing that I am disappointed in is sitting on this Board and hearing all these things. I heard that the Hallsville project wouldn't have a problem. We had so many problems with Hallsville project we don't want to admit to them. Go look at the cracks in the floor. I don't want this problem...

Chairman Higgins replied John, lets not talk about Hallsville. Could we just keep the discussion to...

Mr. Gatsas answered no, Janice the problem is I think that...

Chairman Higgins then stated John, we are going to keep the discussion to the middle school please.

Mr. Gatsas answered okay, I am going to keep it to the middle school. The problem is we say yes to everything. You go back and ask the people in that area. They could have told you that is a soaking wet place. We have had problems year after year. But you know what Janice, it is over. I hope there aren't any problems. You convinced me it is over.

Chairman Higgins replied lets not beat a dead horse. He (Mr. Marinace) is trying to explain to you. You know what I am getting angry about John is that you are bringing up a lot of things that the three people in this audience may go out of this room and take to the media and say we have mold, we have cracks in the foundation. That is not so. Now you are telling our, you are telling our general, our architect that he didn't do the proper site preparation. I think he explained that pretty well. Do the members of this committee feel that was explained sufficiently?

Members of the committee shook their heads yes.

Mr. Gatsas responded that's fine.

Chairman Higgins stated okay, that's it. Is there another question?

Mr. Gatsas stated okay, but in my opinion I stated in my opinion...

Chairman Higgins answered that is fine John, you are entitled to your opinion. Do you have another question?

Mr. Gatsas replied no, I am fine thank you.

Chairman Higgins asked does anyone else have another question? Go ahead Lynn.

School Committee Member Zebrowski stated, okay staying on the same thing, the site work, I was a little disappointed, I know that last meeting we had hired, asked Eric to say on because the site work was behind. And now I am finding in this report also that it may not be done to spec and I know that there were some problems, some talk last meeting that we kind of had to hold d this sub-contractors hand a little bit and make sure...I would like to know are we checking, are we...how much of this work is not done to spec that we know of. I know that the DES has been out there and find that the detention basins have not been, are not proper, uh in their proper place and we had to redo those. How far is that putting us behind now? All the redo of the work that the site contractor didn't do right in the first place.

Mr. Marinace responded I will let Eric answer that.

Mr. Stumph stated it is not so much that the final product is not going to be to spec. The problems which the Department of Environmental Services has commented on relate to the sequencing of construction events, restabilization of the soils that are disturbed by the construction process. We have been concerned about this for quite some time and have encouraged the contractor to complete his work in any area where he started his work, get it seeded, get some grass growing, get the rip wrap in place, get the drainage ditches, detention basins, and lines completed. Unfortunately, it has been a little ragged around the edges and that is the sort of thing we have now. The detention basins are not in the wrong place, they are not improperly constructed. There was a notation that it wasn't properly shaped. That is because the rock in the one detention basin had not yet been removed. I think they will be removing it tomorrow. And certain other aspects were not complete. They put in the drainage pipes but didn't put in the head walls. You know, build the head walls tomorrow. I would have been happy if they had built the head walls in August, but they didn't. I would have been happy if they put the rip wrap down in the ditches in September, they didn't. It is going

down tomorrow. That is the sort of things, it is a sequencing sort of thing but not the finished product. The finished product will be there, the quality will be there.

School Committee Member Zebrowski asked is the weather going to hamper any of this continuation of work now that we have had a lot of snow and the ground is frozen.

Mr. Stumph answered the weather is a problem, but and I think there was a previous question about how the site work being behind relates to the overall schedule. When we were designing the project, we were anticipating two construction seasons and I had in my mind the notion that the site work contractor in the first construction season would start out getting ready for building the foundation. That is number one. That is what they did. The first thing they did was get ready to put in the foundation. Then I assumed they would concentrate on the drainage and utilities and other work around the new school and that the second construction season would be the new access road and the work around Green Acres. It kind of evolved a little differently as we all now and the work was starting real early on on the new access road and the demolition work and site work around Green Acres school was also started around the same time. So, all the work was started in the first season and the problem is we are at the end of the season and things weren't buttoned up real well for the Winter, but there is certainly a lot less work for the site work contractor to do this coming site Summer season then I had anticipated they would have to do. So they are actually ahead of schedule overall. Does that make sense? But the problem is that they haven't buttoned up the site real well for the Winter. They haven't stabilized the slopes, they haven't put in the rip wrap, they haven't got the drainage in place.

School Committee Member Zebrowski asked can I just continue with one more thing. I was wondering Dick, does the city pre-qualify the sub-contractors or is that totally up to Bonnette, Page who they get?

Mr. Houle replied the city only pre-qualifies the general contractor.

School Committee Member Zebrowski responded and then they can sub-out anybody they want.

Mr. Houle answered correct, but I think we would step in if there was a problem. In terms of site contractor I took the opportunity to speak to him by phone today and indicated our displeasure on this. I don't think I learned anything new from him. He is over-extended, he has got four projects, he can't hire people, he is trying to keep everybody happy, but I didn't think it would do much good for me to hall off and threaten him but somewhere along the line he is going to want a

reference and we hope it doesn't put us into an strange position. He also advised me that he expects to be out of there well before August.

Alderman Domaingue stated Dick, I don't give a damn about his reference. First of all, who is responsible for keeping the sub-contractor on schedule?

Mr. Houle answered the contractor.

Alderman Domaingue asked who is responsible for keeping the contractor to our schedule?

Mr. Houle answered the architect and myself.

Alderman Domaingue responded then I suggest we do that with whatever means we have to do it. I appreciate everything that has been said here tonight and I think you are doing a great job of trying to get things done but I am hearing too many times, too many times that the sub-contractor is in control here. He's got four projects, I don't give a damn. I didn't hire him for four projects. I hired him for this one and if there is anybody sitting in this room that disagrees with me say so now. We hired the contract to hire the sub-contractors for this project. It has a schedule. He knew going in what the schedule was going to be as well as anybody else on this project. There are no excuses acceptable, other than weather of which we have no control. Does anybody disagree with that? So do what you have to do and button it up. Thank you.

Chairman Higgins asked can he be pulled. Can we replace him?

Mr. Marinace asked the sub-contractor. That would be a legal entanglement.

Chairman Higgins then replied which would take longer than it would for him to finish the work.

Mr. Marinace answered and cost more money.

Alderman Domaingue responded then fine him. You do what you have to do.

Chairman Higgins asked Mr. Marinace, can he be fined.

Mr. Marinace stated I think we are blowing it out of proportion. We don't have a horrible mess out there. Things are not falling apart. They are just not perfect, they are not exactly as we would like them. Remember we are giving you a progress report, we are not giving you a final analysis of the way things turned

out. Things are moving along and we don't have as big a mess at it may seem. We are just reporting to you the things we don't like that are happening. We could go on and tell you about the thousand things that are going along better than we planned. We are just telling you the problems, that's all. It is not a horrible mess.

School Committee Member Zebrowski stated I just want to mention to that at the Abutter's Meeting, the abutters, nine tenths of their complaints had to do with the same sub-contractor, the same site sub-contractor not cleaning up, the dust, knocking down the tree, knocking down the fence. This is the same sub-contractor and we have been hearing about him and because this committee has really worried about the site and the drainage on the site and this is the sub-contractor that we are talking about I think we really need to do something and really get on this man to get this work done because the site work in that site is not something we can fool around with.

Chairman Higgins stated Dick, I think your suggestion that he doesn't want to displease the people in the city was a good one and I would probably use that. I think it worked very well with Kelley Construction.

Mr. Houle replied, the engineer, the architect and myself are meeting with the sub-contractor tomorrow morning at 8:30 a.m.

Mr. Gatsas stated I was just wondering what Jackie said, wouldn't the general contractor be in charge of that. Why would the city pick up the cost? Wouldn't the general contractor pick up the cost if there was a legal entanglement or whatever because he hired these subs. The city hired the general contractor to hire the subs. Maybe I am wrong, but that is the way I would...I think that Jackie wanted to keep them to a timetable. Right, isn't that what you said?

Alderman Domaingue replied the reason I raised the question John is because I am hearing the Superintendent, and any Superintendent of Schools would say the same thing, we have to open on time. You can't delay openings and I am hearing from this side of the room you are probably right they are not monstrous problems but if I am hearing this now and this committee is hearing this now, what are we going to be hearing in April? Then you are going to get to May, then it is close of school. They have redistricting. He already said so. That was clear. He has to tell parents yes, we are going to open that school. Do you want to sit here and be telling them oops, guess not cause I certainly wouldn't want to be sitting on this committee or either Board and tell parents that. They have to plan for transportation of students, everything. I mean there is no leeway here. There is no nice...he has a job to do, we are paying him to do it, someone get on the contractor and get it done.

Chairman Higgins stated I understand what you are saying Frank but I think you are getting a feel from the committee, uh, get it done.

Mr. Marinace replied I don't think there is a problem with overall schedule, that is the thing.

Chairman Higgins answered I understand that but what this committee is telling you is that it has to get done. Period.

Mr. Marinace replied we are working on it.

Chairman Higgins stated okay, when we come back next month those, or those who are coming back on this committee..

Mr. Marinace answered hopefully, we will have a better report.

Chairman Higgins asked if anyone had anymore questions.

Alderman Clancy asked Frank, how about the Clerk of the Works, why doesn't he get after this guy.

Mr. Marinace answered that is not really his job. His job is to observe and report. Period. He is not supposed to be...

Alderman Clancy replied I know he is not the quickie type huh?

Mr. Marinace responded that is not his job.

Alderman Clancy stated I am just saying that I am concerned about the drainage problem we are going to have at the school. That is all I am going to say. You know, by know we should have the base coating down. I am not saying the finish coat, but the base coating all the way around should be done. If it is not too late to do it now, I am pretty sure it is not too late. Okay, that's it.

School Committee Member Zebrowski stated speaking of the Clerk of the Works now, I thought that part of his job was to make sure that everything is getting done the way the plan said that they have to be done when they are supposed to be done. If they are not putting the rip wrap in when they are supposed to be putting it in I thought the Clerk of the Works was supposed to say at that time that hey, this is supposed to go in now, or hey this slope needs to be stabilized now, that is why he is there isn't he?

Mr. Marinace answered yes, except things like that he didn't have to tell us. Those are major things that we can see. He is looking for more detail type things that we can't be there to see all the time. Those major pieces of work we see when we go there on job meetings. That is not a secret.

Mr. Houle stated very clearly in the job specs for the Clerk of the Works it is not his responsibility to tell the GC what to do and how to do it. If he said hey something has gone wrong here, his job is to contact me and contact Frank. He reports to us daily. If there is a problem during the day then there is a telephone call. That is his job. It is up to Frank and I to deal with the contractor, you know Frank deals with him weekly and Frank and I usually talk about how we are going to approach it in some instances with Frank before we are going to move on it. I'm sorry with Eric.

Alderman Clancy stated you know we are going to have some rain tonight. Now if we have any heavy rains, Frank you know as well as I do that all that crushed bank and stuff is going to rain down towards the culvert and of course we are going to have a problem. Now if they ever have a big frost it is going to freeze up and we are going to have a problem. So, you know, a word to the wise.

Superintendent Tanguay asked Frank, final question, the answer is yes or no. Will we be getting a delay claim on this project.

Mr. Marinace asked a delay what.

Superintendent Tanguay responded a delay claim.

Mr. Marinace answered no, we are on schedule.

Superintendent Tanguay asked the contractor is not anticipating filing a delay claim.

Mr. Marinace answered not at all.

Chairman Higgins asked if there were any more questions on the report. There were none.

(c) Architect's Report

Mr. Marinace responded the nice part of the report is we have a building going up too, we are not just doing site work. The building is proceeding slightly ahead of

schedule. We are working on getting the building enclosed which is really, really good. The mechanical is being, the duct work and piping. If you have taken a tour through the building, I think it is really starting to shape up. The goal here is to get the roof completely on and start heating the building and work in a heated space and they are reasonably close to that.

Chairman Higgins asked who is doing the HVAC work? Do you know?

Mr. Marinace replied LDG, Luke Girard.

Chairman Higgins asked are they having anybody taking a look at this, like a consultant or anything or are they just relying on the sub.

Mr. Marinace answered well, we have a mechanical engineer, Yeaton Associates. They are very reputable mechanical engineers. We have been using them for 25 years.

Chairman Higgins replied just curious.

Mr. Marinace stated yea, the heat is running in the gym by the way. That is a heated space right now. Temporary heat. The other two things I have are these two change orders. The first one is a clarification that has to do with the Water Works. We talked about this at the last meeting.

Chairman Higgins asked this is the November 28th letter.

Mr. Marinace responded yes. At the last meeting I said that we had been informed of extra costs to the project as a result of the Manchester Water Works. The first extra cost was an increase of \$691.53. We talked about that last time. At the last meeting we said that the fees related, Manchester Water Works fees had been increased by \$691.53 payable directly to the Water Works. Well I had assumed that the original fee of \$4,786.47 had already been previously taken care of but this \$691.53 is in addition to the \$4,786.47. So the total the Manchester Water Works wants from this project, the total including that approved last week is \$5,478.

Chairman Higgins asked that is for the meter.

Mr. Marinace answered yes for the service meter.

Mr. Houle stated it is not just the meter, it is a charge from the district for the meter.

Mr. Marinace replied it is \$4,600 for a two inch meter, domestic service \$30, building charge \$75, two inch meter costs \$51.47, fire service application \$30. Those all added up to \$4,786.47. Now that was the original charge. At the last meeting we approved an increase over that of \$691.53. So I am trying to clarify that the whole cost to the Manchester Water Works was not the \$691.53. The whole cost to the Manchester Water Works was \$5,478.

Mr. Houle stated the actual amount for the committee to consider would be an additional \$4,786.47 from contingency for payment to the Water Works.

Chairman Higgins replied right. We didn't know how much it was going to cost to tie in...this is for Green Acres isn't it? The water that was tied into Green Acres.

Mr. Marinace answered no, that was part of the irrigation system. Is that what you mean?

Chairman Higgins responded yea.

Mr. Marinace answered that has been approved.

Chairman Higgins asked then this is just for the building. Is it in our budget. Was that in the budget originally?

Mr. Houle responded not in the sense that it was identified. It was in the original specifications it just didn't get picked up as we developed the budget. Clearly this was a specification as an item to be paid for by the city that should have been in the budget.

Chairman Higgins asked where do you expect to take the money.

Mr. Houle answered contingency.

Chairman Higgins asked yours or ours.

Mr. Houle answered it doesn't really matter. I will take the five out of ours, you go for the 33. It is all the same really. Whatever the committee desires.

Chairman Higgins asked how much do we have left.

Mr. Houle responded that the BPS balance is \$7,184 and the PBS special building committee \$26,870 and the joint school building committee itself is \$87,406. The total available contingency at this time is \$121,460. That is when you add those three pots together.

School Committee Member Healy made a motion to accept the Change Order #1. School Committee Member Zebrowski duly seconded the motion.

Chairman Higgins asked is there any further discussion.

Mr. Gatsas stated can I ask one question. You just spent this money tonight and you spent some money last month. How much have they spent above and beyond from the contingency plan?

Chairman Higgins asked do you have a copy of the budget. That will tell you all the change orders.

Mr. Gatsas responded so from tonight and the last meeting only two additional monies.

Chairman Higgins replied, no whenever you see a little CO, there is a number and there is a date when we approved it and where it came from. That is what the budget will tell you. And then it goes down from there. A vote was taken and there being no opposition the motion passed.

Chairman Higgins stated lets move over to the \$33,000. How much did we give you last time for this?

Mr. Marinace replied for the water.

Chairman Higgins stated no, for the excavation. So this is the total. I think you told us last month what you were expecting. And this is the final number, that's it, final number. What did you anticipate Frank because you said you put in cubic, so much per cubic feet.

Mr. Marinace answered if you look on the letter, we put in allowance in of 50 cubic yards of trench excavation. That was carried in the contractor's bid. The rest of this, which is a lot more than we expected, was paid for by unit prices that he bid on.

Chairman Higgins replied I see it, sorry. Okay, could I have a motion please?

Alderman Domaingue made a motion to approve Change Order #2. This motion was duly seconded by Alderman Clancy.

Ms. Zebrowski asked how much of this \$33,000 is getting paid to the sub-contractor. All of it?

Mr. Marinace answered he has, well the unit prices you see, \$20 a cubic yard for general and \$50 a cubic yard for a trench, that is the general contractor's bid unit price. That is the unit price he is giving us. What he pays the sub-contractor and what the sub-contractor pays his sub-subcontractor we don't know. It is really none of our business. We have no way of knowing. We have to pay the general contractor \$20/cubic yard and \$50/cubic yard for those respectively. We don't know what he is paying the sub.

School Committee Member Zebrowski replied but you can say that it is over and above what his contract was for because there was more excavation than he had planned for also.

Mr. Marinace answered I don't understand that.

School Committee Member Zebrowski stated is he getting paid more than his contract was for, this sub-contractor or we don't know that.

Mr. Marinace answered probably because he is doing extra work. Probably, I can't image he is doing it for nothing. But some of this does go to the general contractor. Some goes to the site sub-contractor and probably the biggest quantity of it goes to the sub-subcontractor who is actually doing the blasting. That is not the site sub-contractor, that is a blasting sub.

School Committee Member Zebrowski stated I am just not wild about paying this subcontractor more than he is already getting when he hasn't even performed the way we want to him perform to begin with.

Chairman Higgins replied well we really can't hold back this money because it is going to the contractor, right. It is up to the contractor to hold up payment to the sub until he does what he is supposed to do.

Mr. Marinace responded well this is a contractual obligation of paying this, but if you look on your last monthly requisition that we paid, we paid the sub-contractor zero for the past month. That should make you happy. We haven't paid them for the last month. In the requisition, he gets paid zero for the past month.

Alderman Clancy stated well Frank, we didn't do anything, we didn't do any work. I mean there was no blasting to be done.

Mr. Marinace answered well, he did some. The biggest club we have against the sub-contractor is not paying him and we did not pay him last month.

Chairman Higgins stated I haven't signed any requisitions for a real long time. Am I supposed to sign them.

Mr. Marinace asked what's that.

Chairman Higgins answered for the contractor.

Mr. Marinace replied the requisitions.

Chairman Higgins answered yea. I haven't signed any requisitions for an awful long time.

Mr. Houle stated he would call Chairman Higgins tomorrow.

Chairman Higgins called for a vote and asked if there was any further discussion.

Superintendent Tanguay stated on the contingency we had initially about \$224,000 is that correct? Taking the PBS account and SPIC at \$40,000 and then the JSBC at \$174,000. Are those the only contingencies? Is that correct?

Mr. Houle responded yes, to the best of my knowledge all the funding approved for this project is listed on the sheet.

Superintendent Tanguay stated so that is 224 minus my two change orders our available balance would be about \$92,642. So we have spent more than half of the contingency amount and we haven't looked at the...will we have enough money?

Mr. Houle replied we should. We don't expect anymore surprises, we don't expect any surprises. Although...

Alderman Clancy stated on drainage you might. You never know.

Mr. Houle stated we are aware of changes that relate to lighting, change that relates to, what we are trying to do is improve the lighting at Green Acres as far as doing a whole remodeling of the parking lot. We are looking at a price for relighting the street going through the back yard of Green Acres. I think we are looking at some additional landscaping relative to that slope, the land between the middle school and Green Acres and I don't know what else...

Superintendent Tanguay responded the reason being Dick that I would not want to exhaust the contingency fund and then have to use the F&E money.

Mr. Houle answered I would agree. It is certainly was our intent to foresee that those monies would be used for educational purposes.

Superintendent Tanguay replied I would hope that we could have some left over money so that we could use it for F&E if we needed it.

Mr. Houle answered we will do the best we can.

Superintendent Tanguay responded no, it has to be that way. We need to furnish the school.

School Committee Member Zebrowski asked do you have a total number now of what we have spent on the site work to date with all these contingencies, we have put into it.

Mr. Marinace stated that would be in the requisition. I don't have the requisition with me.

Mr. Houle stated I don't have it either. I would be happy to send you a copy.

Chairman Higgins asked could you send it to the rest of the committee as well.

Mr. Houle answered a copy of the requisition. Yes.

School Committee Member Paradise stated so #43 the contingency fund we started off with \$174,200 correct. As of today we have \$121,460.83 which is #60. Is that correct as of today.

Mr. Houle replied no. These actions haven't been taken.

School Committee Member Paradise stated okay, minus, minus the \$4,7...

Chairman Higgins responded about \$37,000 in all.

School Committee Member Paradise replied \$37,000 in all minus this \$121,000.

Chairman Higgins answered right.

School Committee Member Paradise stated so we are down to about \$92,000. Okay. Thank you. You now I hope we don't spend all of that either because aren't we going to need some of that, as you said for furniture and so forth.

Superintendent Tanguay responded it depends who you ask.

Chairman Higgins stated it is in the contract. We have funds in the contract for furnishings and equipment.

Mr. Houle stated the CIP recommendations at the beginning of line 52, there is money set aside for relocation of two tennis courts to Memorial, \$40,000; equipment and furnishings, loose equipment and furnishings, \$365,800; computer system and monitoring, \$100,000; tech ed system \$100,000; miscellaneous AV, stage, etc. \$27,000. Now with the exception of the \$40,000 this money is under control of the Superintendent to select. Frank is putting the equipment out to bid for him, whatever he says he wants. Funding will come from that budget there.

Superintendent Tanguay asked do you have an itemized list of what the contents will be of F&E. Of F&E do you have an itemized list of what that will include?

Mr. Marinace answered yeah, we are preparing that now. We are preparing a bid package that will all agreed would out to bid after the first of the year.

Superintendent Tanguay asked can we see that.

Mr. Marinace answered we are preparing that right now. We are doing equipment drawings, labeling pieces of equipment, and we are going to sit down with the school as soon as we get that report together.

Superintendent Tanguay stated so we don't know at this point if that money will be sufficient.

Mr. Marinace answered well we believe it is.

Superintendent Tanguay replied but you are still developing the list.

Mr. Marinace answered yeah, but we did preliminary, we did a preliminary list when we first started the project to make sure the whole project was going to work. I mean this number came from somewhere. It came from us doing a preliminary estimate by actually adding up all the equipment for every room. That was a preliminary list. It was very extensive. But we threw that away, that was just preliminary and now we are doing it again. It will be different but this is the money we have.

Chairman Higgins stated my understanding was that you were going to be working with the Superintendent to develop that package so what are you doing now. Just putting something together for him to look at and then he will tell you whether or not he likes it and then he can make the changes. In other words is it a starting point. Is that what this is?

Mr. Marinace answered yes, in other words what we are doing is finishing up equipment drawings which is drawings that show every table, every desk and they are all labeled and that label refers to an item number in a book. The you open up the book. If it is a chair number 1 you look in the book what chair number 1 looks like and it has a spec for that. When we get that all completed, which should be next week, we will sit down and go through them item by item and make sure that is what he wants.

Superintendent Tanguay asked would you have a rating on the quality of what is being specified. The quality?

Mr. Marinace answered yes, the specification tells you. What we do is pick out a few brands and model numbers because there is only a...for example a student desk and student chair there is only a few manufacturers that make them and we have a performance spec but then we say equal to lets say Verco Model so and so that is how we do it. Then we have a picture of it.

Mr. O'Shea stated I have been working on that with Frank and the preliminary book is quite small and in a meeting tomorrow I will be giving him recommendations. We have what is called median cost equipment as far as the desks. It is not at the high end and it is not at the low end. It is in the median level. I will be giving a report tomorrow on those preliminary furnishings. I am recommending some of them...

Chairman Higgins stated okay we have sort of gotten off the mark. We have a motion and we have a second. Is there any further discussion on the motion. The vote was taken and there being nobody opposed the motion passed. Frank do you have anything else for us? Dick do you have anything for us?

(e) Traffic Improvements at Mammoth Road

Mr. Houle answered on Item 3 e you may recall a request for me to get a price on the improvements at the intersection of the entry road to Green Acres and Mammoth Road. Now, I did talk to Tom Lolicata and he indicated that he'd be willing to settle for a cost for the two poles that have been installed by an outside contractor. The traffic department has installed three blinking overhead lights, a new sign at the entrance about 2' x 3', they removed some tree limbs that were hindering visibility for the lights on the west side of Mammoth Road. We removed two trees from Mr. Brooks' yard and ground the stumps so I think there have been some significant improvements in sight visibility. We are working with the owner across from Mr. Brooks on Mammoth Road. He has a number of large stones in his field and we believe they are encumbering Mammoth Road right of way so we will get those back hopefully and I will be meeting with Mr. Brooks. I am caused to have a survey taken of Brooks' land and will continue to see what he owns and if there is a need for an additional site easement we will work something out with a trade on the north side. That is all I have on that item. Lastly, a member of the committee, oh I am sorry I think it was the Superintendent that inquired and requested specifications from Miller Engineering on an amendment to his contract for a roof inspection. He did approve all of the detail standards and specs that you want. I mean he references them. If you want them he will be happy to supply you with them.

Chairman Higgins stated if he needs anything further (Superintendent Tanguay) he can ask you directly. Anything else. Thank you Frank, I hope I see you next month but we don't know.

Mr. Marinace asked have you set a date for the next meeting.

Chairman Higgins answered no, we don't know who is going to be on the committee.

4. Central/West Heat & Ventilation Improvements --
 - (a) Project Summary Report (attached)

Mr. Houle stated it is pretty much complete.

Chairman Higgins asked for this phase.

Mr. Houle replied pardon me.

Chairman Higgins reiterated for this phase.

Mr. Houle answered for this phase and we will be discussing with the engineer the next phase. In fact that is starting next month so I will be reporting at the next Joint School Building Committee what the scope of work for that is.

Alderman Clancy stated Dick, I did receive a call about a month ago but I...I understand they had a heating problem at Central.

Mr. Houle answered yes we did have one.

Chairman Higgins stated we discussed it at the last meeting.

Alderman Clancy asked so that is all set now.

Mr. Houle answered we had a couple of days, I really don't know it was a control issue. When it is more than one room it has to do with the controls.

School Committee Member Zebrowski asked Dick is the problem you were talking about at Central High School in the Art area. Is the heating problem where it was so cold, is that the Art area that you are referring to also?

Mr. Houle answered I don't recall. I can tell you that within two days of the problem when we first spoke to the Principal he said everything has been resolved

to his satisfaction so I don't know. I think it was in more than one area. It was fairly widespread.

School Committee Member Zebrowski stated because there were some deficiency notices that listed the area of the Art Rooms as being very, very cold so that must be part of the area.

Mr. Houle replied like I say I talked to the Principal and he was satisfied with the service he received and now things seem to be working fine.

5. Central High School/Locker Room Improvements
(a) Project Summary Report (attached)

Mr. Houle stated there is no change there. The doors haven't been received and installed. I don't think they have been received, they certainly haven't been installed. We will haven't paid. We did have a slight problem this week. A pipe let go. We are not sure whose responsibility the pipe was. There is some damage to the girl's ceiling in the girl's room. I believe at this point in time it was the contractor so...

Alderman Clancy asked is it going to be fixed.

Mr. Houle answered it will be fixed. It will be corrected. It will be like new again.

Alderman Clancy asked when.

Mr. Houle answered I have not, the short of it is I don't know but I would say within a month.

Alderman Clancy stated I am going to be going over to the high school maybe this week to see Schiavoni and I will take a look at the ceiling and I will try to get back to you. I am going to try and take a tour of the building because...

Mr. Houle replied by then I should know where we will be going and whose fault it was.

Chairman Higgins asked if there were any more questions. Now, do you know when, I mean have they ordered new doors, I mean they gave us a figure of...

Mr. Houle answered in fact we were given a delivery date of about a week ago but we haven't seen anything.

Chairman Higgins asked have they followed up with you as to why you haven't received them.

Mr. Houle answered that Tom Warlis has been talking to them and there has been, he hasn't gotten to them in a week with Thanksgiving and...We are on top of them.

Chairman Higgins asked just keep us informed.

6. West High School/Special Ed Room 104 w/toilet rooms --
 - (a) Project Summary Report (attached)

Chairman Higgins stated we saw the special ed room the last time we had a meeting but you were just starting on the toilet rooms.

Mr. Houle replied the toilet rooms are up, plumbing is in, the walls were up yesterday, sheetrock is on them. They are coming along fine. By the time January 1 rolls around. The ventilation unit for Room 104 should be in and the toilet rooms should be complete.

Chairman Higgins asked what are we getting from Bedford, \$10,000 for that.

Alderman Clancy answered yes and it is costing us \$120,000 something.

Chairman Higgins replied yeah but it will be worth it. Definitely worth it.

7. Memorial High School Science Lab and Other Improvements
 - (a) Project Summary Report (attached)

Mr. Houle stated that Fred has started on the drawings and specifications between 5 and 10% conceptual drawings.

Chairman Higgins asked do you have any idea when those will be ready.

Mr. Houle answered no I do not.

Chairman Higgins responded we just authorized the preparation of the drawings and the specs right.

Mr. Houle answered with the intent that bids are out for the work to be completed either in full or in part this Summer.

Alderman Clancy stated you know Dick I got a question. We just finished Central. We just finished West. Why don't we use the same engineer. What the heck? They are all principally the same...

Mr. Houle responded basically we are but we have been to bid each time. We are using the architect is EMK, ? the engineer, the electrical engineer is Carlisle and Ed Fleisha is the mechanical engineer. It is the same combination of people.

Alderman Clancy answered the same people got all those jobs.

Mr. Houle responded yes, and each one was bid.

Alderman Clancy asked how about the contractors.

Mr. Houle responded we have two different contractors.

Alderman Clancy replied yes, Eclipse and Kelley.

Mr. Houle responded we have Eclipse for the lockers...

Alderman Clancy replied we had Harvey for Room 104 over there. Over at West High School, Harvey.

Mr. Houle responded I cannot think of the name of the contractor we had for West High School.

Chairman Higgins stated it was Kelley.

Alderman Clancy stated it was Kelley.

Mr. Houle said I am thinking of the Locker Room.

Chairman Higgins replied oh, the Locker Room I don't remember, that was. Dan do you remember?

School Committee Member Healy responded for what, I didn't hear what he say.

Chairman Higgins replied for the Locker Rooms at West.

School Committee Member Healy responded I don't remember who it was.

Alderman Clancy stated he is gone, he is high and dry.

School Committee Member Healy asked the other improvements over at Memorial does that include the Special Education rooms that he wants to recreate and move around some of those Guidance Rooms. Is that under the other improvements or are you strictly talking Science?

Mr. Houle answered no. What went before the Board of School Committee, Buildings and Sites and the Board of School Committee was everything that the Principal wanted. Now the question is whether it can all be done in one year or if it practical or whether it takes two years. You know I think the other part of the project in terms of cost is equal to Science. I think we are talking by the time we finish it closer to \$2 million.

School Committee Member Paradise asked this isn't going to be done in phases is it.

Mr. Houle answered I don't know. We are waiting for the architect drawings to come back. Then we will talk to the committee. There was a sense of direction I think you have seen from the committee that the preference would be if the money is available that it all be done at once.

School Committee Member Paradise replied right, it would make a lot more sense to have it done at once if we have the money. We hate to see the phases in a way because every...when we start going into the phases part it has a tendency to keep, you know, going on and on before we finally get it finished and they have waited a long time for those. You know those Science Labs at one time were further up there on the list and Central and West came forth to many meetings to building and sites meetings and so on and we ended up, Memorial ended up down to 98', 99' and you know instead of 96', 97' to have them done. There is a lot of problems over there. You know I hope we don't have to have it done in phases, that we can work out something so it can be done at once, but...

Mr. Houle stated there are some of the members of the committee who have seen the construction project at Central for the Science Labs and wondered how we are going to open school. I was confident we could open schools, but when we start talking about the amount of work that is proposed for Memorial I am not as confident that that can be done in one Summer without interrupting the educational process.

School Committee Member Paradise replied I realize some of that that is a real...that is the whole area in front of the school.

Mr. Houle responded we will leave it up to the architect to make his recommendations to the committee.

School Committee Member Paradise replied well even if we can get the Science Labs and the Special Ed and the...

Mr. Houle responded you have two issues. One is the funding level that the city will go along with in next year's budget and the other is the calendar year being able to bite off that much work in one Summer.

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

A True Record. Attest.

Clerk of Committee