

COMMITTEE ON JOINT SCHOOL BUILDINGS

July 20, 1998

6:30 PM

Chairman Higgins called the meeting to order.

The Clerk called the roll.

Present: Aldermen Pinard and Girard, School Committee Members Higgins and Herbert

Absent: Alderman Klock, School Committee Member Healy

Messrs: R. Houle, F. Marinace, F. Matuszewski, R. O'Shea,

Chairman Higgins addressed Item 3 of the agenda:

Minutes of meeting held June 15, 1998.

On motion of School Committee Member Herbert, duly seconded by Alderman Pinard, it was voted to accept the minutes.

Chairman Higgins asked if there was going to be a street name for the school.

Mr. Houle answered yes, the school is on city property and there is a city policy on naming it. The Committee could recommend a name.

Chairman Higgins replied that she had two proposals that she will forward to the Clerk for the next meeting.

Mr. Houle responded that maybe the Board of School Committee should decide as the facility is going to be turned over to them.

Chairman Higgins asked Mr. Houle to do some research on what the appropriate process is.

Chairman Higgins addressed Item 4 of the agenda:

Henry J. McLaughlin, Jr. Middle School --

a) Project Summary Report

Mr. Houle noted that there is approximately \$200 left in the contingency account which includes the \$16,000 for the fencing. Per the memo handed out, it is anticipated that the budget for the Clerk of the Works has a surplus of \$15,000 which may be transferred to the JSBC Contingency account. Also, Mr. Houle recommended that \$1,475 be authorized to replace Mr. Brooks' picket fence with a chain link fence to improve visibility of oncoming northbound traffic on Mammoth Road from the school access road.

Chairman Higgins asked are we going to use the chain link fence we already have and this amount is just for labor.

Mr. Houle answered no.

Alderman Pinard asked if this project went out to bid.

Mr. Houle answered yes.

Alderman Girard asked why don't we use the fence we have.

Mr. Houle answered that the fence we have is 5' and we can't put up anything higher than 4'.

On motion of School Committee Member Herbert, duly seconded by Alderman Pinard, it was voted to authorize \$1,475 to replace the fence.

Alderman Girard stated the City is exempt from the zoning ordinance so we could put up a 5' chain link fence. I don't agree with spending \$1,500 more on a project that is running tight. Is there any other reason we aren't using the chain link fence we already have?

Mr. Houle replied the City does try to comply with its ordinances but if the Committee directs me to put up the 5' fence, I will do so.

Alderman Girard asked is there any other use for the extra fence.

Mr. Houle replied we are looking into it. The talks with Mr. Brooks started a few months ago.

Alderman Girard asked where is this money coming from.

Mr. Houle answered from the money being transferred from the Clerk of the Works budget.

c) Architect's Change Order Summary

Chairman Higgins addressed Change Order #1:

Signage & room identification

Mr. Marinace stated I got a quote of \$1,979 for a painted plywood sign which will have the names of Green Acres and the Henry J. McLaughlin, Jr. Middle School on it. There was \$2,205 available in the allowance. That leaves \$226.

Chairman Higgins asked what does the sign look like.

Mr. Marinace stated it is a rectangular, two-sided sign and he showed a draft picture.

Chairman Higgins asked what happened with the other sign we were talking about.

Mr. Houle answered I met with the McLaughlin family and they have indicated an interest in purchasing a marker for the school. Frank has prepared a design. It will be a granite sign and fairly massive.

Chairman Higgins asked where would it go.

Mr. Marinace showed a map of the school grounds and pointed out a blank wall that can be seen when driving to the school and suggested that the sign be placed there.

Chairman Higgins asked is it going to be illuminated.

Mr. Marinace answered there is a light pole near there, but no it will not have a light.

Alderman Girard asked is the family paying for this.

Mr. Houle answered yes.

Alderman Girard stated that Alderman Pinard talked about a milk bottle sign at the last meeting and asked if there was any further information regarding that.

Alderman Pinard replied it is still up in the air.

On motion of Alderman Girard, duly seconded by Alderman Pinard, it was voted to authorize the \$1,979 for the sign at Mammoth Road.

Mr. Marinace stated that there is \$226 left in the allowance for the signage and room identification and asked the Committee if he could use that money to put up maps of the school in plexi-glass around the school for emergency personnel and to guide people.

Alderman Girard stated that he would like to look at other more important things to spend the money on before agreeing to that.

Chairman Higgins addressed Change Order #2:

Add shelving in Life Skills

Mr. Marinace noted that this change order was authorized.

Chairman Higgins addressed Change Order #3:

Fencing at Field A

Mr. Marinace stated that the fencing at Field A is a problem. The price put in was the price given by the contractor. However, at the last meeting my feeling was that it wasn't approved.

Mr. Houle directed people to page 4C of the agenda and noted that the base bid was \$18,888.88 with no paint and that was the only bid received.

Mr. Marinace stated that given that bid, the \$17,000 price from the contractor was a good price but the contractor came back and said that since they got additional work they would have to pay overtime and they still couldn't get it done before school starts and it would cost \$26,338.

Alderman Pinard stated that Jim Thomas tried to get a hold of the bid papers and tried calling Mr. Houle. He also stated that Mr. Sands is upset about not getting the stockade fence and that we should give them what they want.

Chairman Higgins replied that she understands but we went through this quite a bit at the last meeting. We don't even have the money to do the gothic fence so we certainly don't have the money to give them a stockade fence which is more expensive.

Mr. Houle stated we did authorize the allocation of money for the first proposal and asked that we go out to bid. We have a bid that we don't want to consider and the contractor is saying that he can no longer deliver. Can Frank and I be authorized to get the fence installed at a reasonable price whenever that may be?

Alderman Girard asked do either one of you have a handle on when the fence people are busy or not busy. Is it logical to think that September or October will be a slow time?

Mr. Marinace answered this summer is bad. We can't even get bids for lots of things. At some point, it will taper off.

Alderman Girard stated we don't have a choice since we don't have the money to pay for it.

On motion of Alderman Girard, duly seconded by School Committee Member Herbert, it was voted to authorize Mr. Houle and Mr. Marinace to get the fence installed at a reasonable price.

Alderman Girard asked how wide spread the solicitation for bids was.

Mr. Houle answered we sent the paperwork to three or four fence companies that are used by Parks & Recreation. It was also advertised in the newspaper, on the Internet, on Channel 16, etc.

Chairman Higgins asked can we go out to bid again.

Mr. Houle answered yes we can.

Alderman Girard asked Alderman Pinard if he had a fence company in mind

Alderman Pinard answered yes, Jim Thomas. He has done work for Parks & Recreation.

Alderman Girard asked is it possible to put it back out to bid and make sure that Mr. Thomas gets the paperwork.

Mr. Houle answered yes, we can do that.

Chairman Higgins requested that the Clerk notify the abutters via letter as soon as possible.

Alderman Girard asked if we needed to vote to reject the bid received.

Mr. Houle answered no, I will take care of it.

Chairman Higgins asked are the rest of the Change Order items everything we authorized at the last meeting.

Mr. Marinace answered no, these are things that we took no action on.

Chairman Higgins addressed Change Order #4:

Add fence at entrance road

Mr. Marinace noted that on the left hand side when you drive in there is a detention pond and there is some concern about kids horseplaying and falling in.

Mr. Houle stated from a safety prospective, it would be good to put this fence up.

Alderman Girard asked how close is the road to the detention pond.

Mr. Houle replied it is within 3' or 4'.

Alderman Girard asked are these items that were not addressed at the last meeting.

Mr. Houle answered we ran out of money.

On motion of School Committee Member Herbert, duly seconded by Alderman Girard, it was voted to approve change order #4 to add a fence at the entrance road.

Chairman Higgins addressed Change Order #5:

Sleeve under road

Mr. Houle noted that this work has been done.

On motion of Alderman Girard, duly seconded by Alderman Pinard, it was voted to accept this change order.

Chairman Higgins addressed Change Order #6:

Additional painting

Mr. Houle stated it is an eyesore right now and we want to paint them a darker color so they won't show up as much.

On motion of Alderman Pinard, duly seconded by School Committee Member Herbert, it was voted to approve this change order.

Alderman Girard stated that the \$226 left over from the sign has no place else to go, so he will go along with giving the money to Frank for the maps.

Chairman Higgins asked, Frank, how much is that going to cost.

Mr. Marinace replied it should be no more than \$226, but if it is I will pay for it.

Mr. Houle noted that there is a possibility that we will be getting a \$10,000 credit on kitchen equipment.

Alderman Pinard asked did we approve the fence around the transformer at the last meeting.

Mr. Marinace answered no. Most of the cost has to do with the gate

On motion of Alderman Girard, duly seconded by School Committee Member Herbert, it was voted to authorize the money for the fence around the transformer.

Mr. Houle noted that the contractor is moving along on schedule.

Mr. Marinace noted that the equipment is on its way.

Chairman Higgins addressed Item 5 of the agenda:

Central/West Heat & Ventilation Improvements --

Mr. Houle stated we knew there was an asbestos problem at the Practical Arts Auditorium, but it turned out to be a \$40,000 problem. We went out for other prices which encouraged the contractor to offer us a 20% discount across the board. This is a reasonable discount. We would have to add \$31,928 to the contract. SCIP has money in their contingency. I am asking that you approve this change order pending appropriation by the SCIP Committee.

On motion of Alderman Girard, duly seconded by Alderman Pinard, it was voted to approve this change order pending appropriation by the SCIP Committee.

School Committee Member Herbert asked who maintains the HVAC system once it is installed.

Mr. Houle answered the Public Building Services Department.

Chairman Higgins addressed Item 6 of the agenda:

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

Mr. Houle stated there is no change on this project.

Chairman Higgins asked when is this going to be done.

Mr. Houle answered I am going to send a letter to the contractor giving them a specific amount of time to complete this project.

Chairman Higgins addressed Item 7 of the agenda:

Memorial High School Science Lab and Other Improvements --

Alderman Girard asked if the weight room being added was necessitated by the construction in other parts of the building or if it was an added in as a nice thing to do.

Mr. Houle answered the Board of School Committee approved the plans. There was a shift in focus. Some improvements were identified by school administration and some were required due to accreditation. Half of the work involved the Science Labs. Logistics required that the administration area be done first and the Science Labs second. We only implement the projects.

Chairman Higgins recalled that the existing weight room needed to be moved because otherwise it would require an elevator and some other ADA stuff.

Alderman Girard stated that he has heard from West High School that they are trying to raise money to get a new weight room while the City is paying for a new one at Memorial. If we do it for one high school, we should do it for all of them. I am not clear if it was necessitated by the renovations or if it was just another project that was done.

Mr. Houle replied it is a stand alone project. Nothing forced it.

Mr. Matuszewski stated the renovation of the Science Labs is going well. The administration wing has been gutted and studded up for the new office, including a guidance wing. The 300 wing that faces the track has been studded up including plumbing and the physical science lab. Work on the former industrial arts room which is being converted to the art and music room is underway. There are some change orders which will require some action. Change Order A is to add Alternate #5 and address the circuit breaker assemblies. It is necessary to provide power to areas that are being renovated. This would cost \$11,500. Change Order B is for additional work to take out the concrete pads for the new weight room. Not sure how much it is going to cost but we are looking at \$1,500 to \$2,000. The maximum would be \$2,000.

Alderman Girard asked were there plans of Memorial that could have been referenced so that this could have been avoided.

Mr. Matuszewski answered this information was not available on the plans.

Mr. Matuszewski stated Change Order C is to reinstall the ceiling in the yearbook room. This should cost approximately \$700. The total of these three change orders is \$14,200.

Chairman Higgins asked do we have the money.

Mr. Houle answered yes, we have \$30,000 in contingency.

Mr. Matuszewski stated Change Order D is for data and communication wire relocation. This is not in the contract. It is a separate contract with the City and Information Systems and TNT who is the subcontractor. The cost is estimated at \$4,520 per phone conversation with TNT.

Alderman Girard asked why wasn't this anticipated as part of the contract.

Mr. Matuszewski stated this is to locate boxes and cable. The contract is independent which is common.

Mr. Houle stated TNT has a contract with the School Department.

Mr. O'Shea stated this is part of the Challenge Grant to wire new schools. We currently have five schools and hope to complete seven more by the end of the summer.

Alderman Girard asked why is the cost coming out of the project budget if it is a grant.

Chairman Higgins asked are there funds available for wiring.

Alderman Girard asked are we subsidizing the grant or taking care of a problem caused by the construction.

Mr. Houle answered we are taking care of a problem caused by the construction.

Chairman Higgins noted that is not how it reads.

Mr. Matuszewski stated it is not included in the contract with Harvey.

Mr. Houle stated you can approve it and then have Dick O'Shea look into it.

Alderman Girard stated I would like to have this item removed from the change orders because I am not sure that it is within this Committee's jurisdiction to approve it.

Chairman Higgins stated I am not sure if it is something we should vote on if it is a separate contract.

Alderman Girard stated we are paying it to the subcontractor. We could approve it as a separate item not to be confused with the other change orders.

On motion of Alderman Girard, duly seconded by Alderman Pinard, it was voted to approve Change Order D which is under separate contract with TNT, for a total of \$4,520.

Mr. Matuszewski stated Change Order E is for more work to be done to the roof of the new weight room.

Alderman Girard asked why are we putting a flat roof which requires all this additional work. Why don't we put up a pitched roof?

Mr. Matuszewski answered the rest of the school has a flat roof.

Alderman Girard asked is it practical and the least maintenance intensive to put a flat roof just to go along with the rest of the school.

Chairman Higgins asked how far along are we.

Mr. Matuszewski answered it is too late to change the roof.

On motion of Alderman Girard, duly seconded by Alderman Pinard, it was voted to approve Change Orders A, B, C, and E.

Chairman Higgins addressed Item 8 of the agenda:

Highland Goffs Falls School Elevator --

Mr. Houle stated there are no problems at this time.

Mr. Matuszewski stated the contract was written with a sub completion date of 8/1 and a final completion date of 8/15. The elevator will be completed for 9/15. There was a two week delay with the start of construction due to access to the site. The contractor requested a two week extension. Final completion date is now 8/30. This project is going well.

Chairman Higgins addressed Item 9 of the agenda:

Jr. High School Tech Ed --

Mr. Houle stated additional work is needed. The goal was to have the Tech Ed rooms in the existing junior high schools as identical as possible to the ones in the new middle school. This requires additional electrical drops for hand tools, renovation of existing workbenches and repainting the metal lockers under the workbenches. This would cost an additional \$7,052.50. Also, we would like to change the light fixtures and add wire guards to provide more light. This would be an additional \$2,000. The engineer will pay \$397 since the wrong lights were originally installed.

Alderman Girard asked if the engineer will eat \$397, why shouldn't he eat the whole thing. Why should we pay to fix his mistake?

Mr. Houle answered I am not sure that it was a clear mistake.

Alderman Girard asked who made the specifications.

Mr. Houle answered the electrical engineer through Frank Marinace.

Alderman Girard asked was it an error on Frank's part or the electrical engineers that caused the mistake.

Mr. Houle replied it is difficult to say because there is nothing in writing except the general direction that the three rooms in the three schools should be identical to the Tech Ed rooms here.

School Committee Member Herbert asked is what was proposed all right but someone decided to fix it to look like this school.

Mr. Houle answered in my mind, I meant the light fixtures as well. I wanted everything identical.

School Committee Member Herbert asked is this superior lighting.

Mr. Houle answered I haven't really looked into that.

School Committee Member Herbert asked is what the architect put in functional and now we want something different.

Alderman Girard stated if the direction given was to make the existing Tech Ed rooms identical or as identical as possible then the proper lighting should have been specified out to begin with. Whether the lighting specified does the job or not, identical is identical.

On motion of Alderman Pinard, duly seconded by School Committee Member Herbert, it was voted to authorize both change orders for a total of \$9,052.50.

Alderman Girard asked would the project have been more expensive if they specified it out right.

Mr. Houle answered yes.

Chairman Higgins addressed Item 10 of the agenda:

Parkside Jr. High School Addition --

Mr. Houle provided everyone a handout. He stated that if no one had any problems with the proposal, he would like to let Frank move ahead.

Alderman Girard asked about the hand written amount.

Mr. Houle answered it was his mistake and the total should read \$146,000.

Chairman Higgins asked is we were just speeding up the process by having it go through this Committee first.

Mr. Houle answered yes, this Committee would be approving the proposal contingent upon the Board of School Committee's and the SCIP's approval.

On motion of Alderman Pinard, duly seconded by Alderman Girard, it was voted to approve the proposal.

There being no further business to come before the Committee, on motion of Alderman Girard, duly seconded by Alderman Pinard, it was voted to adjourn.

A True Record. Attest.

Clerk of the Committee