

COMMITTEE ON JOINT SCHOOL BUILDINGS

February 16, 2000

7:00 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: Aldermen Pinard, Thibault
School Cmte. Members Leonard, Herbert, Paradis

Messrs. K. Sheppard, N. Tanguay, D. Healy, T. Clougherty

Chairman Herbert addressed the handout on an outline of the U.S. Army Corps of Engineers. Proposing the city hire eight handymen to take care of the minor problems that crop up on a daily basis. Problems like rattling heaters, loose tiles, faulty doorjamb and torn drapes have been neglected for years. He asked that this committee endorse the Public Building Services budget request for eight building maintenance technicians that come under the Public Works Department. Three of the eight would be assigned to each high school and the remaining five would be for the remaining seventeen buildings. The need has been established and would like to get the proposal formally submitted in this budget.

Mr. Tanguay, Superintendent of Schools suggested contracting a manager to go over the project. Low bidder does not give quality in most instances if this is put out to bid to architects.

Alderman Thibault stated that he would like an analysis cost. Boilers are not big enough to heat schools and this in turn costs more in fuel. Should go with quality because it ends up costing more in the end if you cut in the beginning. He stated that Service Master should be taking care of maintenance.

Mr. Sheppard stated that it depends on the principal whether or not Service Master takes care of the maintenance items.

School Cmte. Member Paradis wondered how they would fit in to the present contract with Service Master.

Mr. Sheppard replied the new people would answer to him and the Service Master night foreman could help administer problems.

Alderman Pinard asked if they would work on weekends.

Mr. Sheppard replied it is a full-time army corps and Mr. Tanguay agreed.

Alderman Pinard asked if the local union would have to address this.

Mr. Sheppard replied negative because city employees do not provide the service.

Alderman Thibault stated that the present clerk of the works has not done a satisfactory job on the past projects of the schools.

Mr. Sheppard stated that they have added five positions this year; HVAC, plumber, two painters, and building maintenance technician.

Alderman Thibault asked how many positions are there currently on staff and their function.

Mr. Sheppard replied fourteen and their function is capital maintenance. Service Master takes care of most of the preventative maintenance.

Mr. Healy stated that it sounds like the committee is trying to put custodial back into the schools and at what cost.

Chairman Herbert stated that he is simply identifying a real need in what has been neglected for all of these years.

Alderman Thibault stated that Service Master should do the maintenance and that the committee should wait to see how the five additional positions work out before getting into such an expense.

Mr. Sheppard stated that Service Master costs \$40 per hour.

School Cmte. Member Paradis asked for a cost comparison of what is paid out to a sub-contractor compared to this hourly rate.

Alderman O'Neil stated that the Public Works has done a great job. He has all the confidence in Mr. Sheppard and Barbara Connor. They have hired Tim Clougherty for his expertise as Facilities Engineer.

Alderman Pinard asked for cost figures for fourteen people. Need location for maintenance department and transportation. It may be better to hire fourteen employees under Public Building Services.

Alderman Thibault suggested locating them at the Clay Street office.

Mr. Healy stated that they are under Public Building Services but are funded by the school. He agreed with Alderman Pinard.

Chairman Herbert stated that it would be discussed at the Building & Sites Committee after.

Mr. Healy noted that is not the process that is followed.

School Cmte. Member Paradis added that the order is Building & Sites Committee first, then School Board then Joint School Buildings Committee. The bottom line is the amount of money that the school will pay. The Board of Mayor and Aldermen get the budget and then cut it down. The numbers should come from Mr. Sheppard.

Mr. Sheppard suggested that he report to the Building & Sites Committee first.

On motion of Alderman Thibault, duly seconded by Alderman Pinard, it was voted that Mr. Sheppard come forward to the Building & Sites Committee on March 1, 2000.

Chairman Herbert addressed item 3 of the agenda:

High School Stages --

Tim Clougherty said that the safety portion of the rigging of the stages is being addressed. Demolition at Central and Memorial will be completed by March 25, 2000.

Chairman Herbert asked if there was money in CIP.

Mr. Clougherty responded there is \$2 million in the line item to renovate stages.

Alderman Pinard asked how many bids were submitted for this project.

Mr. Clougherty replied that there were three ranging from \$70,000 up to \$190,000.

School Cmte. Member Herbert asked for a letter to be sent from Mr. Sheppard to Bonnette Page & Stone inviting them to the Building & Sites Committee and Joint School Buildings Committee. Their work has not been satisfactory. A letter was sent in the past and the contractor never showed up.

On motion of School Cmte. Member Paradis, duly seconded by Alderman Pinard, it was voted to send a letter from Mr. Sheppard to Bonnette, Page & Stone inviting them to the Joint School Buildings Committee.

School Cmte. Member Paradis asked for a copy of the letter.

Chairman Herbert addressed item 4 of the agenda:

Parkside Jr. High School Addition --

Mr. Clougherty stated that most of the punchlist items have been completed. Remaining items include additional fire alarm detectors and magnetic card system for the elevator.

Alderman Pinard stated that there was a problem with the contractor *Eclipse* who did the lockers.

Chairman Herbert addressed item 5 of the agenda:

Parkside Jr. High Life Safety --

Mr. Clougherty stated that a punchlist has been generated. John L. Carter Sprinkler Co., Inc. has been contracted and has received verbal approval only. We are still waiting for signoff.

Chairman Herbert addressed item 6 of the agenda:

Northwest Elementary Reroofing --

Mr. Clougherty stated that the ductwork is not hooked up. All areas will be enclosed after this is done.

Chairman Herbert addressed item 7 of the agenda:

Henry J. McLaughlin Jr. Middle School --

Mr. Clougherty stated the problems are more difficult to find in this project. Inadequate insulation and soffits have been the cause. The floor report has been forwarded to the architect, the contractor, sub-contractor and manufacturer. This provides remedial action to floor with contractor.

Alderman Pinard asked for copies of the report from Mr. Clougherty.

Alderman Thibault asked if there was a full-time clerk of the works on this project. Addressing concerns of the numerous problems at McLaughlin.

Mr. Sheppard responded in the affirmative. However we are looking at these types of projects differently in the future. Inspecting will be tighter.

Alderman Pinard asked if they were still holding money.

Mr. Clougherty replied in the affirmative.

Chairman Herbert addressed item 8 of the agenda:

Memorial High School Science Lab and Other Improvements --

Mr. Clougherty said that this project is complete and they are waiting for the final walk through. The school needs to send approval for that.

Mr. Healy addressed concerns over the damage in the labs.

Chairman Herbert addressed item 9 of the agenda:

ADA Accessibility/School Elevators
McDonough School Elevator/ADA Improvements --

Mr. Clougherty stated that this project is also complete waiting final walk through.

Chairman Herbert addressed item 10 of the agenda:

West Heat & Ventilation Improvements Phase III and Phase IV --

Mr. Clougherty stated that the aerial unit needs to be replaced on roof. Outside air temperature has not allowed sealing up the ductwork. Balancing and start up still needs to be done in Phase 3.

Chairman Herbert asked if this project would be completed in the spring.

Mr. Clougherty replied a couple of days of 35-40 degrees could complete this project.

Chairman Herbert addressed item 11 of the agenda:

West Industrial Arts/Tech Ed Improvements --

Mr. Clougherty stated that the punchlist was to be complete on the 11th. There has been no verification from the project manager. Marker boards still need to be installed (item #8) and may be holding up the completion.

Chairman Herbert addressed item 12 of the agenda:

NORESCO Performance Contract --

Mr. Clougherty stated that the installation portion is complete.

Chairman Herbert asked how many zones are needed in the schools.

Mr. Clougherty stated that each classroom is a zone.

Chairman Herbert noted that minute control is needed because of the varying temperatures in the classrooms.

Chairman Herbert addressed item 13 of the agenda:

Jr. High School Tech Ed --

Mr. Clougherty stated that the contract is complete. Mr. Brennan is looking at the contingency money for equipment. This money comes from the project items.

Chairman Herbert addressed item 14 of the agenda:

Draft Policy for Volunteer Projects

Mr. Sheppard stated that it was back on the agenda because he was not sure if it was approved in the last minutes of the Joint School Buildings Committee meeting.

Chairman Herbert replied that it had been and to forward it to the City Solicitor's Office for approval.

Alderman O'Neil stated that the clerk of the works has not done a good job. With Tim Clougherty out in the field he is confident that the project will get done.

Chairman Herbert asked when the CIP Committee next meets.

Alderman O'Neil replied the first Tuesday in March.

There being no further business to come before the committee, on motion of Alderman Thibault, duly seconded by School Cmte. Member Paradis, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee