

COMMITTEE ON JOINT SCHOOL BUILDINGS

July 18, 2000

5:30 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

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

Messrs: T. Clougherty, R. Robidas, A. Adamakos

Copies of minutes of a meeting held on June 21, 2000.

On motion of Alderman Thibault, duly seconded by Alderman Pinard, it was voted that the minutes be accepted.

High School Stages --

Engineer Tim Clougherty stated the department has issued a change order for replacement of the stage entrance doors at the Central High School Practical Arts Auditorium. We are also in the process of obtaining quotes for replacement of the fire escape stairways. Detail drawings for this work will be issued through our structural consultant, Foley and Buhl Engineering. We are also in the process of obtaining quotes for replacement of the stage doors and installation of safety railings at West High School. Detail drawings for the safety railings will be issued through our structural consultant, Foley and Buhl Engineering.

Parkside Jr. High School Addition/Life Safety --

Engineer Clougherty stated the remaining items to be completed include installation of a graphic enunciator panel, which was not in the original contract and items noted in recent Manchester Fire Department walk-through. We are still holding \$25,000 from the contractor for completion of these items and submission of Release of Liens and Consent of Surety as required by the specifications. Complete fire alarm system testing will be coordinated with the City Fire Department after the graphic enunciator panel is installed. A meeting will then be held with the contractors, subcontractors and Fire Department for final acceptance.

Northwest Elementary Reroofing –

Engineer Clougherty stated we consider the construction phase of this project to be complete and have received the required signatures for acceptance. At this point we recommend the project be voted on for acceptance.

On motion of Alderman Thibault, duly seconded by Alderman Pinard, it was voted to accept the completion of the Northwest School Re-roofing project.

Henry J. McLaughlin Jr. Middle School --

Engineer Clougherty stated O'Sullivan Flooring has begun to make repairs on the gym floor. The floor has been reinstalled and appears to be tight. Completion is expected this month. Corridor floor tiles have been replaced at locations at mismatched tiles previously repaired due to uneven concrete. The new tiles have been installed to a pattern we have provided.

Memorial High School Science Lab and Other Improvements --

Engineer Clougherty stated we consider the construction phase of this project to be complete. The required signatures have been acquired for acceptance. We recommend the project be voted on for acceptance.

On motion of Alderman Pinard, duly seconded by Alderman Thibault, it was voted to accept completion of the Memorial High School Science Lab Renovations Phase I and II project.

ADA Accessibility/School Elevators --

Engineer Clougherty stated bids were received on the elevator addition and restroom renovations at Webster School project on June 15, 2000. Eclipse Construction, Inc. was the low bidding general contractor. This was reported at the last Joint School Buildings Committee meeting and it was recommended by the Committee to enter into a contract with Eclipse. This has been done and construction has initiated at the project site. Presently, the work includes asbestos abatement, demolition and preliminary excavation for the addition. Some additional asbestos has been encountered and this is also being addressed. Bathroom renovations are scheduled for completion by September 1, 2000. Elevator shaft, building addition and work at classrooms are scheduled for

completion by September 29, 2000. Final completion including installation of elevator is scheduled for completion December 1, 2000.

On motion of School Cmte. Member Leonard, duly seconded by School Cmte. Member Paradis, it was voted to accept the reports for the ADA Accessibility/School Elevators project.

Central & West High Heat & Ventilation Improvements Phase V --

Engineer Clougherty stated construction activity at Central High School has started and the project is approximately 20% complete. Consistent with the general plan for construction, work in occupied areas such as classrooms, corridors and offices has been and will continue to be the focus of the efforts to date, particularly at Central High School Practical and Industrial Arts buildings. Most of the work has involved demolition, abatement of Asbestos Containing Material, installation of vertical ductwork, and Hot Water Supply and Return piping mains. Unoccupied area such as roof and mechanical spaces is being generally prepared for work in the next few months. Weekly construction meetings are being held starting at Central High School generally on Tuesday mornings. Heat piping and ventilation ductwork is prepared to start on September 1, 2000 and will take approximately 12-26 weeks. October 1, 2000 is scheduled to drop cranes. The date for completion is scheduled around Thanksgiving. Meridian Construction has been a very good contractor.

NORESCO Performance Contract --

Engineer Clougherty stated the O&M portion is still outstanding on the lighting at McDonough School. The gym area is 100% complete. New fixtures and emergency lights pricing are approved. New fixtures installation started July 17, 2000 and expected to be substantially complete by August 4, 2000. NORESKO is concerned about asbestos ceiling work being behind. Substantial completion date is very tentative at this time and depends totally on the asbestos work completion. FMS points could not be done in three asbestos schools awaiting City's decision and direction. McDonough School points scheduled to be completed on July 24 and July 25, 2000. VFD commissioning at West High Bean Building the City is considering replacing the pump, awaiting update from the City on its decision. City is yet to solve the Central James Building pump alignment problem so that the VFD can take over. Contract amendment to include revised base analysis on the Ash Street facility and revised total project cost per ECM including the O&M and was submitted on July 13, 2000. The City of Manchester is to review and turn around the contract amendment as soon as possible. NORESKO submitted the

pay request for the O&M portion of the project on July 17, 2000 for the lump sum payment option in the amount of \$345,087 for the period January 2000 to December 2009. NORESCO would keep charging the interest for the extended payment period. NORESCO is working on submitting the draft copy of the O&M contract as per Kevin Sheppard's request on July 12, 2000. The expected date of submission is approximately on July 28, 2000.

Roofing Projects - Weston & Manchester School of Technology --

Engineer Clougherty stated on June 23, 2000 bids were received for roof replacement and associated work at the Parkside and Weston Schools and roof repairs to the Manchester School of Technology. Dave Gardner Contractor & Supply, Inc. (DGCS) provided the lone bid for these projects. There have been changes in the Building Code, which augmented the structure within the current Building Code. This also includes NFPA. Gale has reviewed the bid package submitted by DGCS and found it to be in order. On June 26, 2000, DGCS was provided a written notice to proceed for the Manchester School of Technology and Weston Elementary School projects only. DGCS is in the process of preparing the general contractor for construction for approval and signatures. DGCS has informed Gale that work is anticipated to begin at both project sites on or about July 23, 2000 with a project completion date of September 1, 2000. A pre-construction meeting is tentatively scheduled for July 19, 2000. Gale has requested DGCS to submit all shop drawings and submittal information required in the construction documents. DGCS was informed that all submittal information must be submitted for review prior to the pre-construction conference and site mobilization.

School Cmte. Member Leonard indicated that he would like a copy of the changes to BOCA, which effect this.

Chairman Herbert stated bid price #1 at Manchester School of Technology looks low.

School Cmte. Member Leonard asked what is the status of the McLaughlin School roof.

Engineer Clougherty replied flood testing is scheduled next Monday first thing in the morning.

On motion of School Cmte. Member Leonard, duly seconded by School Cmte. Member Paradis, it was voted to accept the bids submitted by Dave Gardner Contractor & Supply, Inc.

Facility Audit --

Engineer Clougherty stated the Highway Department in conjunction with the School District and the Planning Department has interviewed and selected a consultant to perform the Facilities Audit. The successful consultant was Parsons-Brinckerhoff, with CMK Architects and Lauer Architects as sub-consultants. The contract has been executed in the amount of \$299,000. Phase I of the audit, which primarily deals with the physical analysis of the buildings, is scheduled to be complete by October 15, 2000. Phase II is the educational and demographic assessment and is scheduled to be complete by December 1, 2000.

Asbestos Abatement - McDonough & Green Acres School --

Engineer Clougherty stated the second floor of McDonough School has been completed and the abatement contractor is currently working on completing the first floor. Total abatement has been completed. Abatement of the gym and kitchen areas of Green Acres School is complete. It is requested that the Committee approve award of contract for ceiling installation to the low bidder. Ceiling installation is scheduled to be substantially complete by September 1, 2000.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Paradis, it was voted to award the contract for ceiling installation to Eclipse Construction in the amount of \$129,734.00.

CHS/WHS Electrical Improvements --

Engineer Clougherty stated we have received the bids for Central and West High Schools Electrical Improvements projects. The low bidder was G.A. Laflamme. The other contractor that bid on this project was Meridian Construction.

On motion of Alderman Thibault, duly seconded by Alderman Pinard, it was voted to accept G.A. Laflamme as low bidder for the CHS/WHS Electrical Improvements project.

School Cmte. Member Paradis asked were there electrical components installed in the rooms that were renovated to single rooms in the Practical Arts Building.

Engineer Clougherty replied this was project was in the Practical Arts building only and does not effect the small additions.

Alderman Pinard stated Ron Robidas is here to speak to us about putting up signs of curfew at Weston School.

Mr. Robidas stated, as you may know there were windows lost over the weekend at Weston School due to vandalism. I am looking into the park definition under playground area. Parks and Recreation Director will need to change the curfew. The City Solicitor states it is a gray area. Assistant School Superintendent Hamblet advised having the City of Manchester determine if the Ordinance should be revised.

School Cmte. Member Leonard asked how is the security system installation in the schools coming along.

Mr. Robidas replied there was a problem with the low bidder. The bid specifications stated the bidder must be qualified and certified by the manufacturer and they were not. The new bidder is Laflamme Electrical and we sign a contract next week. We have lost the summer installation time. We will work it out so that installation will occur during school year. Installation will begin on August 15, 2000. We noticed the problem within a week of receiving the bid. Then there was note writing back and forth. We lost about three months in the process.

Alderman Thibault stated it is better to have it done right than to do it fast.

Mr. Robidas stated it is listed in the contract that there will be a three-year warranty period. There will be over one thousand sensors installed.

There being no further business, on motion of Alderman Pinard, duly seconded by Alderman Thibault, it was voted to adjourn.

A True Copy. Attest.

Clerk of Committee