

## COMMITTEE ON JOINT SCHOOL BUILDINGS

**August 16, 2000**

**5:30 PM**

Chairman Herbert called the meeting to order.

The Clerk called the roll.

**Present:** Alderman Pinard, School Cmte. Members Leonard, Herbert, Paradis

**Absent:** Alderman Thibault

**Messrs:** T. Clougherty, S. Marshall (Gale Associates), R. Chapman (School District Business Administrator), R. Robidas

Engineer Clougherty stated there is one item not on the agenda that we finalized this week after the agenda went out. The window and curtain wall replacement project at Central High School James Building, we are in the process of executing a contract with Gale Associates. Steve Marshall is here from Gale Associates. I have copies of the pricing on it. It is a \$25,500 contract with them.

School Cmte. Member Paradis asked is that the steps.

Engineer Clougherty replied in the negative and stated but we could talk about that later. I asked Steve to come here to talk about this and also the reroofing project because they are the consultant on that project also.

Mr. Marshall stated we are going to be the engineering consultant firm for the curtain wall replacement for the James Building at Central High School. We are going to be a co-consultant to WB Engineering. There are curtain walls throughout the school that are going to be evaluated by us. Just by our preliminary evaluation it looks like they will need to be replaced. For the time being to get you through the winter Tim has put in a proposal to have preliminary repairs done to the curtain wall systems to make sure the windows are closing properly and locks and frames are held to the windows. After that we will go through with the design phase of the new curtain wall system. Working with WB Engineering in the new heating and ventilation system that is going in. Their duct units penetrate through the wall panel systems.

School Cmte. Member Paradis asked was that the problem they had last year where the children had to wear their jackets.

Engineer Clougherty replied in the affirmative.

School Cmte. Member Paradis asked is this a temporary measure to help with this winter only.

Engineer Clougherty replied in the negative and stated we have included in the next scope of work is the design services for the temporary measure. We were allocated funds starting this year to get the project done but we decided to put it off a year because of the scheduled heating and ventilation renovations that are scheduled their next year. But we wanted to be able to combine those efforts otherwise we would be putting holes in brand new walls where they should not be.

Mr. Marshall stated curtain wall systems and window frames in some schools are being replaced. Your curtain walls extend two floor levels so when those curtain walls come out and it is definitely something you do not want to be doing while the kids are in school. Our temporary measures will get you through the winter.

School Cmte. Member Paradis asked would it be warm enough in those rooms.

Mr. Marshall replied you have aluminum frame systems with non-insulated glazing. Your air penetrating through the frames will be eliminated. It will be as warm as it can be.

Alderman Pinard asked you are a consulting firm and are you going to have a sub-contractor do this work.

Mr. Marshall replied the design of the construction and we will have a contractor do the construction.

Alderman Pinard asked is the contract part of this \$25,500.

Mr. Clougherty replied in the negative and stated they will develop design specifications and drawings that will be issued for bid by the City. Then we will enter into a contract directly with a general contractor.

Mr. Chapman asked is the construction phase budget of \$6,500 for the temporary measures.

Mr. Marshall replied in the negative and stated that is for us to be on site at weekly meetings during the construction of the curtain wall systems. If we need to be on site when they are doing the temporary repairs that will also be a part of that too.

Mr. Chapman asked are the temporary measures \$3,000 that are basically going to block as much air as we can with that amount of money.

Mr. Marshall replied in the negative and stated that is our fee to try to come up with the best scenario.

Chairman Herbert asked is the actual work is a separate item.

Mr. Marshall replied at some point we will have to retain the services of the contractor.

Mr. Chapman asked but the goal is to have some kind of temporary measure in place before winter.

Engineer Clougherty replied probably a mid-October timeframe sometime when we could shut off as much as we can.

Mr. Chapman asked and they need to do all of this in order to determine the temporary measures and the final solution.

Engineer Clougherty replied in the affirmative.

Alderman Pinard asked do you have any idea, Tim, of the cost.

Engineer Clougherty replied I hesitate to venture a guess at this point.

Alderman Pinard stated we should get this done so that the kids do not freeze.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Paradis, it was voted that the contract be awarded to Gale Associates as a consultant in the amount of \$25,500 for replacement of the curtain walls (as referenced in the handout "Proposed Fees").

School Cmte. Member Paradis asked would this be the first phase.

Engineer Clougherty replied this is the final phase as far as the consultation services go.

School Cmte. Member Paradis asked but you are going to come in for bid by the City.

Engineer Clougherty replied that would come in the early part of the year 2001.

Mr. Marshall stated we would have to have the design in time by early January at the latest. There is a large lead-time with windows and curtain walls. It usually about twenty weeks. If we get our design in the contractor will have to submit shop drawings within four to five weeks. If you get in bids by January we only start your construction as soon as the kids get out of school.

School Cmte. Member Paradis asked are you making the windows smaller.

Engineer Clougherty replied we do not know what the design is going to be at this point.

Chairman Herbert stated that has yet to be determined that is the reason we are hiring Gale Associates as a consultant.

School Cmte. Member Paradis stated they are going to find out what design is the best.

Chairman Herbert referenced item 9 of the agenda:

Roofing Projects - Weston & Manchester School of Technology --

Engineer Clougherty stated we have the project financial report and the consultant's status report as well as the consultant. Steve could give you a brief synopsis of that.

Mr. Marshall stated right now the primary work has been taking place at the Weston School. We have close to sixty-percent of that roof removed and reinstalled minus a cap sheet which goes over the roof and is completely installed. Unfortunately the weather is not cooperating with us much this year. The roof was scheduled to be done by now but they cannot work in the slightest bit of rain so it has been on hold until tomorrow. They have not done much work at Manchester School of Technology. We are putting a con PDC system up there which brings with it a lead-time usually around three or four weeks to get that membrane system. They do have EPDM repairs on the existing roof system they are going to be working on. They are supposed to start that early next week.

Chairman Herbert asked what did you make reference to.

Mr. Marshall replied it is a rubber roof system. They should be starting that hopefully beginning of next week. They have all of the materials on site for that. As soon as they get done with that hopefully they can jump right into the PDC membrane. Weston School right now is on track to be finished before the school year. If it does not rain now until the kids get back.

School Cmte. Member Paradis asked is that before school starts.

Mr. Marshall replied in the affirmative.

Alderman Pinard asked the vandalism that happened was there any damage to the roof system.

Mr. Marshall replied they did not tell us of any. They had one pallet on cap sheet tipped over and unfortunately that needs to be stored upright because it does warp. That pallet was pretty much destroyed.

Alderman Pinard asked is there any other incidents that have occurred since Ron Robidas is here.

Mr. Marshall replied in the negative and stated not with vandalism that I have been told of.

Chairman Herbert asked Manchester School of Technology is scheduled to come in August 14, 2000 any ideas as to when that work might be completed.

Mr. Marshall replied it is hard to say right now on the fact that they start early next week. It is not really a straightforward job. Unfortunately it is all detail work that they are going to be doing. We do not anticipate any problems with building users. There will be no hazardous materials. It will not affect the interior of the school at all with them working. If it is a problem they could work nightshifts.

Chairman Herbert asked do you have any idea how long it is going to take.

Mr. Marshall replied if I had to guess I would say about a month.

School Cmte. Member Paradis stated if they start next week then it will not be done until the third week of September.

Chairman Herbert addressed item 3 of the agenda:

High School Stages --

Engineer Clougherty stated as you can see from the report we are in the process of replacing the stage entrance doors at the Central High School Practical Arts Auditorium. We are also in the process of obtaining some quotes for replacement of the stairways. We are actually waiting for detailed drawings from our consultant Foley & Buhl Engineering. We have also issued a change order for replacement of the stage doors at West High School. That work will be getting done as soon as possible. The material is on order.

Chairman Herbert asked are you satisfied to be on schedule with this work.

Engineer Clougherty replied in the affirmative and stated the safety repairs as I have reported the past few months are complete. This is pretty much supplemental work that the Fire Department had requested. We had some additional funding left over from the monies that were allocated so we are stretching those dollars as far as we can to make them safe.

Chairman Herbert addressed item 4 of the agenda:

Parkside Middle School Addition & Life Safety Upgrade --

Engineer Clougherty stated the Parkside addition and the life safety upgrade project continues to drag on. We are diligently pursuing completion of this. I just received a fax from Bonnett, Page & Stone about 4:30 today indicated that they are complete with the six remaining items. I did not bring a copy of it because I did not have time. We are going to be verifying completion and getting approval from the Fire Department.

Chairman Herbert asked so we are right down to the short strokes now.

Engineer Clougherty replied in the affirmative.

Chairman Herbert addressed item 5 of the agenda:

Henry J. McLaughlin, Jr. Middle School --

Engineer Clougherty stated the flooring contractor O'Sullivan Flooring with the general contractor Bonnett, Page & Stone has been on site. They have made their reparations to the floor. They have resanded the floor and resealed it. As of yesterday they were doing taping and painting of the lines. I did bring up the areas

that need more attention before finishing and I was assured by that contractor that they would be attended to and complete. They indicated to me that they would be done by the end of this week but I am probably more comfortable with saying the middle of next week.

School Cmte. Member Paradis asked if some of us went down to see that probably next Wednesday or Thursday do you think it would be completed.

Engineer Clougherty replied in the affirmative and stated it should be completed. I am not sure if you could walk on it.

School Cmte. Member Paradis stated I would make sure we go down Thursday or Friday instead.

Alderman Pinard asked as you enter the gym the bleachers are on the left and I noticed last week that there were some that were not repaired could you check that.

Engineer Clougherty replied I told them basically in front of the bleachers there were some areas and in front of the offices on the left side as you enter there are some deficiencies there.

Chairman Herbert asked on the roof are we making any progress there.

Engineer Clougherty replied in the affirmative and stated I have received a proposal from a roofing consultant to look at the roof. We are in the process of going through that proposal to see if it is exactly what we are looking for. I have also instructed some people from our Building Maintenance Division to take a closer look to determine the source of those leaks.

Chairman Herbert addressed item 6 of the agenda:

ADA Accessibility/School Elevators --

Engineer Clougherty stated this project is moving along relatively smoothly. As it states "work to date has included some asbestos abatement, demolition, excavation and the commencement of the foundation for the elevator shaft". The elevator shaft at this point is actually complete. The bathroom areas that we are redoing the roughing work should be basically complete. They will be putting in ceilings and base work and installing fixtures next week. We are anticipating completion of the bathroom areas by September 1, 2000. The elevator shaft and

corresponding rooms by September 29, 2000 and final installation of the elevator by December 1, 2000.

Chairman Herbert addressed item 7 of the agenda:

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

Engineer Clougherty stated the contractors are just about complete on the second and third floors. They should be complete today actually. We will be making a punch list of those items next week. The ground and first floor will be the corresponding weeks after. We are working to coordinate with ServiceMaster to make sure that the school is cleaned prior to school opening. We will be looking to set the ductwork on the roof between now and the middle of October and finally the roof top units once they arrive probably towards the first week in November.

Chairman Herbert stated so all of the work that we need to get done it will not disrupt school it is going to be done on time.

Engineer Clougherty replied in the affirmative and stated it is on schedule. We may have some small painting work or some filler work but we will work with the contractor to work after hours to coordinate all of that.

School Cmte. Member Paradis asked do they work weekends at all or not.

Engineer Clougherty replied in the affirmative and stated I have had crews in the Classical for the past two weekends and some work through the night.

Chairman Herbert addressed item 8 of the agenda:

NORESCO Performance Contract --

Engineer Clougherty stated the status of this contract remains unchanged. Other than the fact that they are finishing up McDonough School which they had some additional points to install because of the asbestos that existed there. Now the asbestos is abated as of this month and they are working on those points that were outstanding.

Chairman Herbert addressed item 10 of the agenda:

Facility Audit --

Engineer Clougherty stated the facility audit is moving along smoothly. They have conducted the first step of the study, which was the pilot study at Southside Middle School. We have received the results of the Phase 1 work for Southside and we have a meeting next week to review those with Parsons Brinckerhoff. Phase 2 work is ongoing as you can see. They have begun confirming space requirements at several schools. All work is moving along smoothly and we are still anticipating completion as scheduled.

Chairman Herbert asked Tim, I know I have said this before and I just want to repeat it. It appears as though based on the NASDAQ study the front end of that study I would prefer that the information that is accumulated first are the high schools primarily. Rather than going through thirteen elementary schools.

Engineer Clougherty replied I know exactly what you mean. They are not going to be giving us the data on an incremental basis when they do the schools. They did the pilot study only to make sure that the product that we are seeing is exactly what we are looking for before they go through and do the rest of the twenty-one schools. After this first study, they are basically going to be set free to do the rest of the schools and we are going to get the data in bulk.

It is noted that School Cmte. Member Paradis left the meeting at this time.

Chairman Herbert addressed item 11 of the agenda:

Asbestos Abatement - McDonough & Green Acres Schools --

Engineer Clougherty stated Green Acres gym was abated this year as well (the ceiling tiles in the gymnasium). It worked out to our advantage that the asbestos abatement contractor screwed up the floor in a pretty serious manner in the gymnasium which turned out to be asbestos tiles also that were going to have to be abated at some time so we worked out a deal with the abatement contractor where they remove the floor and the mastic and it cost us \$2,000. Fortunately we were able to scrape together the funding to replace the floor in its entirety so they are going to get a brand new floor there also in the gymnasium.

Chairman Herbert addressed item 12 of the agenda:

CHS/WHS Electrical Improvements --

Engineer Clougherty stated the contractor is moving along smoothly. The contractor has had quite a bit of time to work on the Practical Arts Building. He actually has the third floor mostly complete and we were not really expecting any movement on this project until the September timeframe. He is looking at completion on the second and third floors he is moving down to the ground and first floors and he is going to be working on some of the main switchgear and then moving over to West High School. This project will be continuing into the month of March.

### New Business

Chairman Herbert stated Red Robidas, in our last School Board meeting, Committee Member D'Allesandro made a reference to recent vandalism reports. We had Weston School that was well publicized and we had a few other instances. I promised him that I would bring it up under new business for any comments you might have. I know you are involved in an ongoing process of improving security measures.

Mr. Robidas stated the only one I am aware of is Weston School. I have not been made aware of any of the other issues. You should bear in mind that the equipment we are putting in will realistically have no impact on the vandalism area. We have attempted to address through an ordinance some of the things as far as a curfew. There is currently an ordinance in place, which would allow the Parks and Recreation Director to adjust the curfew per park as he sees fit. In discussion with the Solicitor's Office they suggested that we probably should re-write another ordinance very similar specifically for the schools authorizing the School Superintendent the authority of setting the curfew to the playground areas etc. on an as needed basis.

Chairman Herbert asked have you had a chance to talk to the Superintendent on that yet.

Mr. Robidas replied in the negative and stated I spoke with Kathy about it. She does not believe that that is the authority that the School District would like. Their feeling is that near the building the rest of it there should be a call made from someone by the City. We need to resolve if that is an issue that the School District wishes, the Solicitor's Office feels that is the best route for us to go is to turn that authority over to the Superintendent to set the curfews for the exterior on an as needed basis if you are having vandalism, etc. but it does not appear at this time that the School District does not want to go in that particular route in my conversation with Kathy. She feels that should be something that the City is calling for. The problem we run into we can throw signage but the signs have no

impact until we actually have an ordinance in place. So the Police hands get tied as far as a curfew violation that does not mean if they catch them doing vandalism they cannot do anything about curfew violations themselves. We currently can throw up some signs that are 9:00 p.m. which clearly show under the current one. But if it is anything prior to we are looking to restrict we really have to visit that issue.

Chairman Herbert asked the City is under the opinion that the best way to solve the curfew issue is to write an ordinance that allows the Superintendent to establish a curfew on school property.

Mr. Robidas replied in the affirmative and stated on an as needed basis per school. It is currently in limbo. It is not being done because the School District, in my conversation with Kathy, saying she did not believe that the School District wants to assume that. I went back and spoke with the Solicitor's Office after that again and their opinion was if that is going to be the case then we will need to go ultimately to the School Committee and see if that is what the Committee's interpretation if that is what the Committee wants to do as well as the Superintendent. Then we could come back and re-draft the ordinance. Quite honestly, the ordinance in place now is open to debate whether the exterior portion of the school would qualify as a playground under the definition.

Chairman Herbert asked could the City establish curfews.

Mr. Robidas replied in the affirmative and stated we do that on parks. It gives the authority to the Parks and Recreation Director. I also spoke with the Parks and Recreation Director and he is reluctant to making the calls for the school facilities. He concurs that we would be better off drafting an additional ordinance authorizing the Superintendent with that authority. Weston School and other places you could say that he would like to impose an earlier curfew then he could do so.

Alderman Pinard stated the signs are being made for Weston School that states the curfew is 9:00 p.m.. I would like you to follow up on the School Board and then I will follow up as far the ordinance to make it mandatory to all school grounds. That way you eliminate all the discussion and the vandalism that is going on in all of the schools. Another situation where somebody has to make that forward step and I will do it.

Chairman Herbert asked Mr. Chapman, if you could do me a favor and get it on the next Coordination Committee meeting which is maybe an appropriate place for it. If not that then Building and Sites Committee. Then maybe we could get something done and then to the School Board.

Mr. Robidas stated another issue aside of that if I could receive some reports whenever the vandalism is occurring I would be happy to look at the facility and the sites and see if there are things that we should be doing above and beyond.

Chairman Herbert stated I know you have enough to do but I would appreciate some ideas in reference to monitoring the school buildings after hours. Because obviously this is happening at night and just an explanation of what techniques are available to us if we wanted to look at it. I do not know how much work that involves to do some research on your part. They are out there on their own even in the city so people could wreak havoc and nobody knows what is going on.

Mr. Robidas stated that is really not that difficult to do. It is a little time consuming. I did it for McLaughlin School at the time of the planning stage specifically the type of fencing to avoid vandalism to that place.

Chairman Herbert stated even video surveillance or anything like that that you could think of that would help I would appreciate knowing what it is so we could consider.

Alderman Pinard stated it is a big issue Chris and I went through that with Weston School just a few weeks ago. Then I got hold of Ron Robidas and he was never notified by anybody and somehow we have to establish on city-owned buildings that the Police are called. It is common sense. Then they should contact Ron because that is his job.

Chairman Herbert stated this has come up a couple of times and we have the issue of notification and some sort of procedure whereby when we have an incident of this type there is a specific call sequence that has to be executed so that Robidas as well as the Police are quickly notified because we are having problems. Something happens in our schools and the guys do not hear about it for a day or two. It is just because nobody has the responsibility to make sure they get called.

Mr. Chapman stated I would check into it.

Alderman Pinard stated common sense would tell the Police Officer after a little bit of investigation should be able to decide if they should call the Security Manager on it.

Mr. Chapman stated on any of these incidents the building principal should file a police report and send it to us. I do not know who that goes to and I do not remember seeing one. The question is where should it be filed and who with and we could check into that.

8/16/00 Joint School Bldgs.

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

A True Record. Attest.

Clerk of Committee