

COMMITTEE ON JOINT SCHOOL BUILDINGS

June 22, 2004

6:00 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Herbert, Beaudry, Cote and Kelley
Aldermen Roy, Porter, DeVries and Garrity

Absent: School Committee Member Perry and Alderman Thibault

Messrs: Allen Jefferson, Ken Cornwell, Tim Clougherty

Chairman Herbert addressed Item 3 of the agenda:

Update on the School Facilities Improvement Project.

Tim Clougherty, Deputy Public Works Director, stated as customary I'll have Allen Jefferson with DMJM give you a report on progress in the past 30 days and then we'll turn it over to Ken Cornwell, Project Manager for Gilbane and he'll update us on the interesting summer that we're going to have.

Allen Jefferson, DMJM, stated this actually encompasses two months worth of activity from roughly around April vacation to last week. Central High School steel fireproofing continues, exterior wall construction, both the metal studs and the actual masonry/brick installation has also commenced. Fire alarm in the practical arts and classical arts, that has actually been completed and fire alarm protection in the industrial arts has also been completed. Courtyard concrete deck placement is complete and also the garage floor, the low-grade garage floor; that concrete deck placement has actually commenced and is ongoing currently. Over at West High School, exterior walls, the brick actually is complete and actually ceiling grid commencement within the interior space of the administration area has also already commenced. Extra window installing is nearly complete at West High School for the addition. I think there's only minor items that they're trying to finish up with. Fire protection continues, fire alarm installation continues, and actually the West High School courtyard student inclusion program I'll actually

give that to Ken to update you on both the progress and actually how well that came out. Over at Memorial, the gymnasium foundation is complete and they've actually also started to construct the interior masonry partitions. The classroom foundation is nearly complete for that portion of the addition and the plumbing rough in, that installation has commenced, and the boiler demolition is now ongoing. Over at Gossler electrical updates continue, duck work installation also continues, and I believe remaining four schools will be set up within the next few coming weeks. Both at Gossler and I believe at Smyth, chimney extensions have been completed and actually those were completed April vacation, as well as roof installation at the gymnasium. I think at all three, Smyth, Gossler and I believe Jewett the roof installation took place also over April vacation. At Hillside, cafeteria excavation is complete and cafeteria CMU, that installation has commenced. Classroom I believe is nearing completion. I think the actual scope of work at Hillside and Southside relative to the progress and roughly similar, horizontal runs of the piping mains is actually complete. Once again, at Hillside and Southside, those schools the scope is nearly identical and actually the progress of the work is actually very similar. Foundations are nearly complete, both cafeteria and the classroom additions, actually with the exception of Hillside with the classroom excavation. That work is actually nearing completion, getting ready to start to place the foundations. At Smyth, gas pipe I believe may actually be completed at this point in time, duck work installation is complete, interior painting continues. Chimney extension, once again, that occurred actually over April vacation and the gym roofs both in Smyth and Jewett, that installation also occurred over April vacation, as well as the chimney extension. Gas installation, once again, at Smyth and Jewett, similar scopes, nearly complete and interior painting actually continues at this point in time. Gilbane has delivered moving boxes to the schools for packing. Safety meetings are ongoing and actually had a very productive meeting with ARAMARK to actually view similar construction activities. At this point in time I'd like to turn it over to Ken and he'll update you on the progress of the upcoming activities for the summer.

Ken Cornwell, Gilbane Project Manager, stated I'm just going to maybe hit some of the highlights that Allen hasn't covered. I was talking to the Chairman earlier. Right now we have 14 schools under construction. We've started our summer program. We have 73 working days until school starts again, actually 73 calendar days, 53 work days and we have a lot of work to put in place. We have two schools, just two highlight the two that are probably the most important to us right at the moment. Smyth and Jewett are in their final stages. Roofing will be ongoing in July; we have equipment start up coming online. That are the first two schools that we started last year, they are the first two schools to become finished this year, the rest of the schools will follow. I just want to talk about Central for a second. We have started abatement at Central High School. The connector between James and the Classical building, that was abated. Demolition stated this

morning at 7:30am. The connector will be gone by the end of the week. In 73 days we will construct a new building and enclose it and have an open walkway for the kids to access between the two buildings that never existed before, with new access to the parking garage. We've started moving the furniture out of PA. In industrial arts abatement starts tomorrow, the movers have been there all day long, the teachers have great packing things up, we're ready to do that. We're replacing the floor at the gymnasium this year; we will start to demolish the floor next week. The new building exterior is ongoing, we expect to have the entire building enclosed before school starts. Concord and Ash streets will be open for the buses. The plaza between classical and PA will be open for the students use, Abe will back on his pedestal watching like he has over the years. So a lot of things to do, but that's what's going on at Central. Just another highlight that's kind of interesting. If you were to take a visit to Central and walked into the auditorium, you'd see a skeleton of what used to be there. The seats are gone and very shortly they'll be staging in there to paint the ceiling, the sprinklers are going up and the stage riggings are ongoing, there'll be a brand new floor. It's going to be something to see and everybody should be proud of the plan that's gone into place there, because I was saying about the bands coming to play, no longer to carry their instruments up the stairs. There's an elevator now to do that, that's been an issue. At West will be the next area we'll probably bring online soon. The administrative area is nearly completion. Ceilings are up now, light fixtures are in, sprinkler heads are in, carpet is going down as we speak. We're ready for fire alarm inspection, probably not until mid August, but I think we're anticipating moving staff into that before school starts. It is anticipated that the kids will be in the new classrooms, in the new building, when school starts in September. And again, we are ongoing with the auditorium at that school as well. New seating, new stage replacement rigging, and again, its getting sprinklers and painted. There is a new elevator there. We've committed or access ability issues, that elevator will be up and running when school opens. We pushed that forward. I think we're in pretty good shape at West. Memorial, one of the largest schools. We have removed all of the ceilings in the school; we are, in fact, ongoing with new mechanical, electrical work, working with Arthur over there. We are supposed to start asbestos abatement there again this week. We have a lot of that to do there as well. I think Allen kindly highlighted the new buildings. The gymnasium walls are just about up. Foundations for the new addition are about 95 percent complete. We expect steel to start the 6th of July, the day after the holiday the steel will go up. So that will come quickly. Equipment is ongoing. We expect to have all of the rooftop units for that school on the roofs before school starts. We won't attack the roof this year, but it should be a good job to go after this year. Hillside, Southside and Parkside, I'm just going to sum these up. At Hillside the excavation is complete. The cafeteria addition is up and we expect steel on the cafeteria to start. Next Monday we should be putting the steel on the cafeteria roof. Foundations are probably 3 weeks away from being done at Hillside. At

Southside the foundations are complete, masonry should be stated in another week running up the walls, so we're in pretty good shape. We have started interior renovations at Hillside, Southside and Parkside. The ceilings are gone; the kids are out of school. Right now we have movers in both schools, we have about 80 people moving furniture out of those schools, participating doing abatement and floor replacements. There will be floors in the schools when they open up again. Gossler, we are in the process now of moving the furniture out. Kevin tells me we're right on target with that. The furniture should be out of there and we should be starting abatement on Wednesday, that's the last of the elementary schools. Hallsville, Weston and Webster, we have started demolition of the mechanical systems and we are moving furniture and equipment out of the way for the abatement. Parker Varney and Highland Goffs Falls, probably one of the bigger ceiling abatements. We're actually replacing all of the ceiling and taking the tile out of those schools, and that is ongoing as well. So our workforce has grown from an average of about 200 people; I think we're now well over 400 by the time we finish up next week. So our workforce is starting to get where we thought it was going to be. I think we projected when we proposed this program around 500, then sometime in July we'll peak at around 550 based on our current projections. Allen had talked about student inclusion at West. I would invite you all to go see what the students at West High School have done with some guidance from our experts in their courtyard. Our experts in their courtyard, they did a beautiful job. We were able to relay all of the bricks that were donated over the years. They planted seeds, they've got an underground sprinkler system, they've got a fountain, they planted shrubs. It's gorgeous; it actually came out very well. We spent probably the last year planning a move. Every principal in every school has a schedule for what needs to move and where it gets moved. That's always available if anybody is interested in that. I just want to highlight one other thing. The Manchester residents, we have a goal. There's always been a goal to try to get as many residents here and I think this month we're at around 17.2 percent. So that's actually coming up and hopefully that will continue to rise the more people we bring on.

Alderman Roy stated a quick question on Page 11 of 15 of the budget financial report breakdown. Building permit line item, budgeted \$840,000; so far we've encumbered \$479,000. Are we done with that line item or are we still encumbering.

Mr. Clougherty answered we're not done with that line item. We'll be encumbering actually a little bit in excess of that \$840,000 and we're working to accomplish that in the next seven days or so.

Alderman DeVries stated the user input from school principals and department heads. Is that statement that you referenced input as far as keeping furniture moved or is this more...what type of information are you gathering and where does that information go?

Mr. Jefferson answered most of the user input comes from the layout of design of the interior space for color selection basically. So it is areas within the design that they have influence. I think we're about...I don't think we'll be seeing that any more simply because we're up with designs; designs are pretty much complete. I think the last activities they basically undertook were doing fabric selections for some of the media centers.

Alderman DeVries asked and what was done with the reports that you did have? Were they filtered through the School Board?

Mr. Clougherty answered no, not necessarily. We actually worked with the Building and Sites Committee prior to getting into picking finished colors, accepts, what have you. So the Building and Sites Committee allowed that authority to rest with the principals at each of the locations. There was no necessity to bring it forward to the Building and Sites Committee. Our design team, there's an interior designer, that put together various schemes depending on the school level, elementary, middle and high schools and those options were presented in a pattern format, if you will. So that when you go to an elementary school they had a variety of six or seven different patterns that they could choose from color schemes from trim to flooring, base, walls, that type of selection. We're finalizing as Allen had noted, fabric selection for furniture at this point. So the design finishes are all pretty much complete.

Alderman DeVries asked if there was an issue that was left unresolved with the school principals, does that filter anywhere beyond your immediate group? Would it go back to the Building and Sites Committee for the schools?

Mr. Clougherty responded it would hope that it would be brought to the attention of the administration because we do meet with them every other Thursday on a regular basis to discuss issues they may have as well as issues that we see coming up and we've been collaborating I think quite well on any issues that have come up. I don't know if there are specific issues that you're talking about that haven't been brought to our attention, but we have made an effort and the administrations have been very accommodating in meeting with us and making the time to meet with us to try to head off any of those potential issues.

Alderman Garrity asked Tim, I know it's a hit or miss but the fund balance contingency. Are we anticipating any funds coming out of there this month or in the near future of the \$4.5 million balance of the contingency fund?

Mr. Clougherty answered no we're not anticipating any funds coming out of there other than those that we've already talked at length about with the asbestos as well as the stairwells at Hillside and Southside. At this point we're pretty comfortable, but it's a guarded comfortable until we uncover every stone, if you will. We don't want to give any false positives as far as the balances there.

School Committee Member Beaudry stated last School Board building and sites meeting we talked about the elevators. Otis Elevator came in and made a presentation about the violations that are in our elevators and there were supposed to be a meeting between Gilbane and Otis. Has that transpired yet and if it hasn't, when will it? I notice like West elevators being built and you had mentioned Ken, that there's elevator work being done right now and Otis is on contract to repair our elevators, I just don't want something done twice so that everybody's on the same page between Otis and the Gilbane people.

Mr. Clougherty stated I actually have a conference call set up with Bill Sanders and a representative from Otis Elevator for Thursday morning to discuss the issues that they identified in letter format to the School Board. I haven't been given direction to loop Gilbane into what's going on, but from my review of the list, I don't see major issues that would affect Gilbane and/or the construction that we have going on at this point in time.

Mr. Cornwell stated just a further comment. The elevators I'm talking about new. Not the renovated elevators are the ones Tim is getting at, so the elevators I addressed are, in fact, new.

School Committee Member Beaudry stated but one of the elevators that I think was brought up was the Central elevator, which I believe is being moved now, which they had some concerns with the existing elevator. But that is going to be moved out of the James Building? Going to be moved to a different location?

Mr. Clougherty answered I believe the one you're talking about is actually in the Practical Arts Building that there are some mechanical issues with that particular piece of equipment. The elevator as it exists right now does not make all floors fully accessible. The elevator that we're constructing does, and that would allow the School District the option of decommissioning the existing elevator rather than putting money into fixing or making a significant capital improvement and having a redundant elevator in that one building.

School Committee Member Beaudry asked and Otis is aware of that?

Mr. Clougherty answered if they're not already, they will be made aware on Thursday morning when we have that conversation.

School Committee Member Beaudry asked in the James Building thought, it was having a lot of problems last year and the year before last, that elevator is that going to be moved a little bit? It's not going to be in the existing location?

Mr. Clougherty answered actually that elevator was rehabilitated last year with a new piston and new pump. We put in a new dewatering system, new pump system. As part of the current program, an elevator is being installed in the new James Building or very close to the existing James Building that will service all of the floors. Now the existing elevator rather than decommissioning it, because we've already made an investment to it, I'm going to work with the school administration to allow that to be more of a utility type elevator for ServiceMaster, maintenance folks and try to keep the new one in excellent condition for as long as we possibly can.

School Committee Member Beaudry asked on Page 7 of 15 the Memorial High School classroom addition, just for my own interest, the embankment with that grade, how is the watershed going to be onto that new addition?

Mr. Cornwell answered I think what you're missing there right now is there is a wall there that you don't see. If you look straight ahead at the photo, you see the doors on the building, there's actually a wall there. That actually becomes the ground floor and then the first floor is actually slab on grade. If you had a recent photo, which I know Allen doesn't have with us tonight, there's actually a wall there that's actually filled. There is no slope there.

Mr. Clougherty stated its going to be a retaining wall.

School Committee Member Beaudry asked on Page 11 of 15, under the encumbered in the budget for the contingency money, it's only showing \$1,083,000. Where is the \$390,000, whatever it was, for the stairwells? Why isn't that being shown on the encumbered part?

Mr. Clougherty answered based on the direction that we had agreed on or that the committee took action on last month, we are waiting for official word from the City Solicitor as to where those fund would come from. We're also working to finalize those numbers so that's why it's not showing up on that sheet yet. The correspondence came through from the Solicitor that it should come out of the contingency and once we have those numbers finalized, most likely within the

next 30 days we'll execute a change order in that regard and it will show up on the sheet. I defer to the City Clerk to see exactly how the motion was worded last month based on the direction that was given to follow up with the City Solicitor.

Clerk Fysh stated the motion was to approve the stairwell projects in the amount of \$381,106 and refer the matter to the City Solicitor to determine whether the money is going to come from contingency, Gilbane or some other source.

Mr. Clougherty stated I just want to bring to the committee's attention, there have been six change orders that have been...

Alderman Garrity interjected I have a question on the stairwells if that's appropriate at this time. Tim, do you have that correspondence from Tom Clark or Tom Arnold? It was just given to us tonight? More information that we get when we walk in the door.

School Committee Member Beaudry stated I had the opportunity to be invited to Highland the last day of school and actually I'm amazed, even the principal wasn't aware that everybody was going to come in and move the stuff today, but it's all moved into the gymnasium. But the concern that some of the teachers had when we were sitting around was the painting being done and I guess the asbestos abatement is going to be done over the summer and there's going to be new ceiling tiles and that, but the problem is painting their classrooms. It seems like its going to be once school starts and they're wondering how they are going to do this. Are their classrooms going to be emptied out, painted and put back together by the next day or are they going to have to be relocated? They're kind of up in the air on what they're looking at when they come in in September.

Mr. Clougherty answered Ken will give you the specifics, but they can speak with Jean Sweeney and Denise Demasco as far as how smoothly the operation has gone at those two locations, because that's essentially what we've been doing.

Mr. Cornwell stated and we've also done it at West and Central. Every night classroom furniture is reorganized, rooms painted, and the furniture goes back the next day for school, so we've got a system that works.

School Committee Member Beaudry stated the only concern, and Tim you know this, is that Jewett Street School there are classrooms where there is an open concept.

Mr. Clougherty replied it is going to be a little bit more difficult at those locations, there's no doubt. If I may Mr. Chairman, I just wanted to follow up on the change order discussion. Based on the committee's direction when the project began, we

have executed some change orders. There have been six executed thus far. None have impacted the GNP whatsoever. They've all either been plus or minus and our allowance that we had accounted for in the beginning of the project is still in tact and we're still working from that \$94.9 million, so there's no impact and I'll make sure that those are reflected on next months balance sheet as well. They should be shown there CO-1020 right through, so the change orders that you see with a dollar value associated with them, do have an impact on the GNP.

Alderman Garrity asked a question for the Clerk. Is somebody from legal here?

Clerk Fysh answered no.

Alderman Garrity stated they're on the agenda and again they're not here. This letter is not very informative to me. It just says in their opinion that it goes to contingency. It doesn't give a reason. I read in the letter that they had discussions with you and Frank Thomas. What were those discussions and why is it their opinion that it has to come out of contingency?

Mr. Clougherty answered I can't speak to why it's their opinion as to why it's coming out of the contingency. Frank and I met with Tom Clark, Frank Thomas and I, and basically discussed the history of the situation, the procurement process that we went through, the contract documents that were generated, and the corresponding reasons for the necessary change. And this is a result of those conversations.

Alderman Garrity asked did anyone from the legal department follow up with any members of this committee about their opinion?

Mr. Clougherty responded I don't know.

Alderman Garrity asked did they follow up with anybody?

Chairman Herbert answered I was not contacted.

Alderman Garrity stated I've seen longer thank you letters than this. This is a \$400,000 item, is it not? And just to give us an opinion that it goes to contingency, it doesn't give us a reason why or nothing.

Alderman Garrity moved to request a more in depth explanation from the City Solicitor regarding how the opinion was reached for charging the \$381,106 to contingency for the new stairwells at Southside and Hillside Elementary Schools, to include a list of the documentation that was reviewed. School Committee Member Beaudry duly seconded the motion.

Alderman Garrity stated this doesn't give us a reason why. It's a \$300,000 item. I don't know how you feel Mr. Chairman but this is not very informative and this is unacceptable to me and he's not even here at the meeting tonight.

School Committee Member Beaudry stated I actually would like to know what propagated his opinion to say that it goes out of contingency. There has to be some background information that he must have received that made him render this decision and I would like to know that information.

Alderman Garrity stated I think that it's common courtesy that he follow up with the committee members or at least the Chairman.

Alderman Porter asked on this issue were there any discussions held with Gilbane or anyone else as to what their potential liability might be?

Mr. Clougherty answered no. To my knowledge I don't know that that our legal counsel consulted with Gilbane, and I can't speak to the necessity thereof.

Alderman Porter stated I guess my point is, did they give a legal reason why they are not responsible as opposed to the City is and I agree with Alderman Garrity that maybe we should get a little bit more background.

Alderman Roy stated Tim one of the problems we've had is having department heads to come to our meetings so they're here and available to answer questions. When did the conversations with the Solicitor take place?

Mr. Clougherty answered I don't have my appointment book with me. The last meeting was in May. It was within 7 to 1 business days at the most after that.

Alderman Roy stated and they reviewed, as you said, the documentation that went into the construction.

Mr. Clougherty stated it's my assumption that those documents were reviewed. We discussed the documents, we didn't go over every document. They are quite voluminous, as you're aware.

Alderman Roy stated I personally, Mr. Chairman, have no problem with the decision, but I do have a problem with how we were informed of it. We've had 30 days between meetings, 20 days ago if they had another ten days to review documents, if they'd gotten this letter out by courier ten days ago, we'd be able to answer all of these questions and put issues to bed. I do agree with Alderman Garrity that to get a literally two paragraph, four sentence letter on a \$390,000 expense, is a little disheartening that we have our City Solicitor's opinion and

don't know to what depth he went to look into this. I don't think he needed to speak to Gilbane or the consultant, personally I think he needed to just review the documents and meet with our internal staff, but we don't get that from this letter, we're getting it from Tim who is explaining what his part of this role was, which was understandable. We need to have, if we're going to review things like this, the City Solicitor in front of us. If we get a narrative, fine, I'd much rather have him sit there and tell me what he reviewed on any of these cases, and this isn't the first, that led to this judgement. That's my personal opinion. I'd like to see more justification than possibly a narrative or supporting documentation if we're going to request it.

Alderman Porter stated my comment was simply that I think there must be some sort of language in the overriding contract, if you will, that would eliminate them from being responsible, and I think that that's something that may be sited by the Solicitor to show us that the decision is based on language in the contract.

Alderman DeVries stated my recollection of our discussion and what I heard last month, is that it wasn't really as much language within the contract that would render the Solicitor to support the decision that staff had come to previously. It was more the process that was entered into and there were individuals that were asked their opinion before this contract was awarded that didn't give complete information and the State Fire Marshal's office and others that were responsible for giving us an independent decision. That wasn't followed and I have no problem with the decision, and I certainly I know that this has already been included and we're not holding up any projects. That's correct?

Mr. Clougherty replied that's correct.

Alderman DeVries continued because that was certainly the intent of the vote being taken last month, was we did not want to see either Southside or Hillside slowed down for us to ask for longer narrative is probably not going to get us a whole lot more satisfaction, but it really doesn't do us any harm to ask for it as well.

Alderman Garrity stated and that's not my intent to delay the project, but something a little more detailed than this is more acceptable to me than this note.

Alderman Porter stated the issue isn't holding the project up, because I agree that I think that the intent was to find out if someone else is liable for all or a portion of it. One way or the other it's going to be paid.

Alderman Roy stated and also just one of the things that this Aldermanic board and I'm sure the School Board works on on a daily basis, is improving the process

so that we don't have issues like this. That we can actually put together budget numbers and not have problems and not necessarily lay blame, but improve the process. That's all we can rely on are the numbers that are put in front of us and if we do have faulty numbers, it makes it that much harder to get projects approved of this magnitude. So, this isn't about laying blame, it's less about stairwells than anything else, it's about process of how we accomplish doing our jobs and if we get a fraction of the information, two paragraphs with the response, it makes it that much harder for us to explain why we did things.

Chairman called for a vote on the motion. There being none opposed, the motion carried.

Chairman Herbert addressed Item 4 of the agenda:

Discussion regarding maintenance issues.

Mr. Clougherty stated my understanding is that it was left on the agenda from last month during the budgetary process. We wanted to talk about maintenance issues. That process has since expired and concluded and we're in the process of formulating a plan for addressing maintenance needs given the finalized budget. I did want to talk about one item that's in process right now. The school administration has come to us with requests to incorporate upgrades at the consumer science areas at Central High School, West High School and Memorial High School, and it's my understanding that the scope of those projects has been approved by the Building and Sites Committee and correspondingly some dollars have been approved by the Finance Committee of the Board of School Committee. I wanted to make that committee aware that we will be in the process of executing change orders in order to accommodate that work, however, those change orders will not affect the contingency. The dollars and cents associated with the expansion of that scope of work will come from a combination of School District funds currently, as well as the line item, which is to be used for equipment and furnishings and that's to be used at the discretion of the School District. So there will be a change order that you will see that will be overseen just like the rest of the \$94.9 million within this project, however, the funding is coming outside of that \$94.9 million.

School Committee Member Kelley stated my question goes back to the West High School nurse's office. I had a question come up in safety review about a new all that was put up and after the wall was put up, we found that there was a need for a second egress from that area and I didn't know if that was just going to be a change in a change order or if that was going to come out of contingency or if that

was something that the School District had to pay for because it wasn't noted prior to the wall being erected.

Mr. Clougherty answered I don't have any numbers associated with that so it's hard for me to say where the money's going to come from. I don't see any issues with either contingency or my understanding is also that the School District has funds to accommodate that, should that be required. So I don't see any negative impact to the contingency coming from that. I just received this morning or yesterday afternoon input that the door is not necessarily a code issue, it is definitely not a building code issue or a life safety issue, but more a safety issue as identified by the Safety Review Board.

Alderman Roy stated Tim, going back one step, you mentioned that there would be a change order that would be paid for out of the school budget. What was the total dollar amount?

Mr. Clougherty answered the consumer science areas at Central High School the total was \$94,902, at West High School the total is \$70,169, and at Memorial High School it is \$111,372 and those numbers are all somewhat preliminary. We're working with Gilbane to refine those numbers and to make them as favorable as we can.

Alderman Roy asked and this is coming from school surplus and equipment line item for next year?

Mr. Clougherty answered I'm not exactly sure where in the school budget these funds would be coming from, but the lion's share of those are coming from the School District's either FY2004 or FY2005 operating budget, we really have to work out the mechanic of how those monies make it into the project and out of the project fund, but there's a combination of that funding coming from their budget as well as utilizing some of the monies that are identified for the furniture.

Alderman Roy stated Tim, I don't want to make an assumption on efficiencies, but doing these renovations now, what is the impact? Is Gilbane naturally taking care of this?

Mr. Clougherty answered yes, we will be contracting with Gilbane for this. The efficiencies are quite substantial at this point. We've got painters, we've got flooring guys, we've got ceiling guys, so it's all being coordinated.

Alderman Garrity stated when I was a member of the School Board four or five or six years ago, I seem to remember that we approved redoing all of those labs at Memorial and Central not too long ago. Was it four or five years ago? Are we talking about the same labs?

Mr. Clougherty answered no. Those were the science labs at Memorial that we did in 1999. The consumer science areas; home economics.

Chairman Herbert stated Committee Member Beaudry has something that's related to the Gilbane work, the design/build and I thought maybe now was a good time to hear some update on it.

School Committee Member Beaudry stated the Memorial High School field project, football field. How is that coming? Can you give us a brief update schedule wise? Are we on schedule? How things are going over there and when do you expect the finished project on the football field itself and the track?

Chairman Herbert stated this is just FYI. I don't want to get into a long...

Mr. Cornwell stated we're on target for the kids to be on the field on the 15th of August. There will be work ongoing after that. The intent is to have the turf down, the kids can use it, our goal is to have the turf down and the bleachers in, maybe not necessarily the track. Right now we've got the contractor working six days a week, 12 hours a day, and we think we're on target with Parks & Rec with Kevin Sheppard working with us, I think we're well on the way to bringing that job in on time.

School Committee Member Beaudry asked so the 15th of August you're going to have the bleachers in also?

Mr. Cornwell answered we are on target. We think we're going to have the bleachers in place. As you know we're just now procuring bids for the structures and those bids are in hand now and those decisions will be made over the next couple of weeks.

School Committee Member Beaudry asked with the bleachers, are you talking both sides of the field?

Mr. Cornwell answered both sides.

School Committee Member Beaudry asked and what about the parking lot. I have a lot of concerns from the neighbors as far as the parking lot. When it's going to be done, will it be assessable for parking? What's happening there?

Mr. Cornwell answered we anticipate having the parking done. It's a question of how much we'll need to continue the construction of the buildings, but I think we'll be out of the way.

School Committee Member Beaudry asked the parking lot, why did they raise the banking to have it up higher instead of leaving it level with the field?

Mr. Cornwell answered utilities. Storm water and that whole area is ledge. Solid granite on that hill.

Chairman Herbert stated so the conclusion is that the project is...sounds to me like it's actually doing a little better than some people anticipated.

Mr. Cornwell stated just to remind everybody, how many days of rain it rained in May and June and actually the contractor is a little bit behind, but it's well under way.

School Committee Member Beaudry stated there was no expectation to have any bleachers in until sometime in October. As far as the man power. I know our goal was 25 percent, we're at 17 percent. Hopefully we're working diligently to get City of Manchester employees working at your facilities.

Mr. Cornwell stated we are sir. We are at about 34 percent complete and as I said earlier, this is the summer of 2004. This is the year for Manchester schools. This is where the workforce accelerates and it stays up there and I think this is where we're going to get benefit of being able to pull the residents in. Employment is hard to find. People aren't looking for jobs, so we're looking for the help.

Alderman DeVries stated this is thinking to the future. At what point should this committee start to consider the appropriate use of the contingency monies should they exist, if we want to be able to make use of any monetary efficiencies by having Gilbane up and working in the area? I know there have been several ideas speculated on as to if there's money left, what we'd like to do with it if we decide to spend it.

Mr. Clougherty answered I think the wise time for that would be probably about nine months from now. Between 9 and 12 months.

Alderman DeVries asked and we won't lose any cost effectiveness by waiting that long? By having them have completed...I'm thinking every time we have to send the workforce out...

Mr. Clougherty stated remobilize.

Alderman DeVries continued still nine months is your answer?

Mr. Clougherty stated yes, I would have to err on the side of conservatism with that.

Alderman DeVries stated and I understand that. So by nine months from now we should have our decision made as to what use that money might go to, if it's going to be spent.

There being no further business to come before the committee, on motion of Alderman Garrity duly seconded by Alderman DeVries, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee