

AGENDA

COMMITTEE ON JOINT SCHOOL BUILDINGS

September 15, 2008

School Committee Members:

Beaudry, Craig, Gelinias

Aldermen: M. Roy, J. Roy, Sullivan

4:30 PM

Aldermanic Chambers

City Hall (3rd Floor)

1. Chairman Beaudry calls the meeting to order.
2. The Clerk calls the roll.
3. Tim Clougherty, Deputy Public Works Director, to provide an update to the Committee on current projects.
 - Manchester School of Technology (MST) project
 - Design/Build Project
 - Central High School
4. Discussion relating to Memorial High School Athletic Complex Project.
5. If there is no further business, a motion is in order to adjourn.

Joint School Building Committee Meeting – September 2008

Facilities Division, School Project Updates.

Hallsville Elem. School, Structural Repairs

General:

This project will address major structural deficiencies that are present in the roofing system.

Update: This project is complete as of August 2008.

Financial: To date \$599,750 has been expended and \$5,250 is committed.

Highland Goffes Falls Elem. School, Open Concept Conversion

General:

This project will extensively renovate the school and convert the open concept classrooms to standard classroom with new walls, doors and other updates. In addition new stair towers will be constructed and various other upgrades to the school.

Update: This project has been designed as part of the Parker Varney project but the design will be reviewed and updated. This update of the design will take place this fall of 2008 with bidding of the project in the winter of 2008-2009.

Financial: To date \$0 has been expended and \$2,775,742 is budgeted.

Manchester School of Technology. Additions and Renovations.

General:

This project will construct two additions and extensively renovate the school with numerous upgrades to the building and equipment.

Update: This project is underway with Phase 1 being recently completed.

Construction activities continue on the new additions. Work is scheduled to be substantially complete in the fall of 2009. See separate project updated by CMK Architects for additional information.

Financial: To date \$2,255,000 has been expended and \$7,365,906 is committed.

CORZILIUS MATUSZEWSKI KRAUSE ARCHITECTS, P. A.

**MANCHESTER SCHOOL OF TECHNOLOGY
EXPANSION AND RENOVATIONS**

**530 South Porter Street
Manchester, NH 03103**

PROJECT STATUS REPORT

September 05, 2008

As the project construction period will extend fifteen months, this project is divided into Four Major Phases of work.

Phase 1 consists of major site work components, including the reclaiming of pavement, the expansion of the parking lots, paving of sidewalks and setting of granite curb, and some reconstruction of site utilities (relocation around the east end to accommodate the expanded Auto-Tech additions), as well as redesigned, relocated storm drainage. To date, this work is complete, including the hydro-seeding of the lawn areas. Remaining work includes the erection of the fenced storage yard –this should be completed soon. The expansion of parking into the area where the modular classrooms are sited, the finish coat of pavement and striping of travel lanes and parking and landscape plantings will take place next summer.

Phase 1 building renovations consist of renovations to Wing A for Video Production, Horticulture/Landscaping, Graphics, which was re-located from Wing B, and the conversion of a large storage room to Sheet Metal and Welding, and Manufacturing. The Sheet Metal and Welding fit-up is for the Sheet Metal and Welding apprenticeship programs offered in the evening. This space will also be available for Manufacturing, when that curriculum is developed. At Wing B, work included the conversion of the old Printing lab into a consolidated arrangement of PASS classrooms. This work is largely complete with some outstanding items as final, new Marker Board installation (the teachers are using existing units until the final ones are delivered and installed. New equipment and some new furniture have been ordered, and we are awaiting delivery of those items. There will be additional furniture and equipment to be ordered later this month. The project has been punched for finishes. Some remaining work remains with Mechanical disciplines, such as final digital controls installation and programming, as well as the roof-top mounted air-handler to service Sheet Metal and Welding. The roofs of Wings A, B, and C have received additional insulation for better energy efficiency, and re-roofed with a PVC membrane. Perimeter details, and flashing are presently being addressed. Faculty, Administration, and Staff have moved back into the building, and all has gone rather smoothly.

Phase 2 building expansion consists of the construction of the addition to the south of the new Administration Wing, and Main Entrance. Another addition to the east is being constructed for the expanded Auto Tech labs and Collision lab. To date foundation walls have been placed at both locations, Masonry walls are constructed full-height at the south wing, and steel structure is in place. At the east wing masonry is progressing and steel erection should begin the beginning of October. These wings are presently scheduled for completion during the Christmas holiday break. Construction crews have been limited to these exterior wing additions, and the site has been organized into very limited construction areas, with the rest of the building and site given over to the school.

Phase 3 renovations consist of renovations to the building interior. They will resume during the Christmas holidays, and will extend through the spring.

Phase 4 renovations (remaining renovations to the building) will commence again next summer, with completion scheduled for August 2009.

To date, we are slightly more than 25% in value, through the nearly \$7 million construction contract- approximately \$1.8 million- exceptional progress for the last three, plus months.

CHANGE ORDERS

A Change Order had to be executed for additional site work. In the planning and design of the building expansion, borings were conducted at the proposed building wing locations. These borings proved most of the soils to be gravels, and acceptable for building placement.

In excavation of the site for development – expansion of the south parking lot, and expansion of the east parking lot it was discovered that there was buried loam and organics. It appears that in the development of the site only the areas that were to be paved were excavated and replaced with suitable gravels, and that the remaining green strips left between the paved areas were left, and in fact used as receiving areas for the excavated organics. This is interesting, in that the site was excavated and replaced with gravels in a ribbon-like fashion, in lieu of a full, broad excavation. These “ribbons” of organics and unsuitable material needed to be removed and replaced with suitable gravels. At the south end of the east parking lot, a bank of fill material, as well as the base of the bank had to be excavated and replaced with suitable gravel material, including some stone for stabilization. This work resulted in an extra expense of \$22,690. As the work needed to be performed in a timely manner, it was approved as an appropriate change to the contract.

JOINT SCHOOL BUILDING COMMITTEE

HIGHWAY DEPARTMENT / PROJECT FINANCIAL REPORT

9-Sep-08

**MANCHESTER SCHOOL OF TECHNOLOGY
RENOVATIONS AND EXPANSION PROJECT**

\$10,010,120.00

FUNDING SOURCE:	
FY02 Bond	Proj.# 310402 \$110,120
FY08 State	Proj.# 310308 \$7,425,000
FY08 Bond	Proj.#310308 \$2,475,000

AUTHORIZED VENDOR DESCRIPTION AND APPROVAL DATE	BUDGET	COMMITTED	AMOUNT ENCUMBERED	PERCENT COMPLETE	AMOUNT EXPENDED	RETAINAGE HELD
CMK Architects	\$550,600.00					
Schematic Design Phase(FY02 Bond) [1]	\$110,120.00		\$0.00	100%	\$110,120.00	
Design through Completion Phases	\$440,480.00		\$182,799.20	59%	\$257,680.80	
Architect Sub-Total	\$550,600.00	\$0.00	\$182,799.20	67%	\$367,800.80	
Construction Administration - City	\$110,000.00					
FY08 City Administration	\$48,086.38		\$0.00	100%	\$48,086.38	
FY09 City Administration	\$61,913.62	\$61,913.62		0%		
Construction Administration Sub-Total	\$110,000.00	\$61,913.62	\$0.00		\$48,086.38	
Construction	\$6,973,110.00					
Eckman Construction Contract						
Base Contract + Alternates 1,3,4,6,7,8,9,&11	\$6,973,110.00		\$5,177,894.86	26%	\$1,795,215.14	\$179,521.51
CO#1 Credit, Roofing Insulation Reuse	(\$102,089.00)		(\$102,089.00)	0%		\$0.00
CO#2 Unsuitable Building Foundation Soil, Repair	\$3,993.00		\$269.80	93%	\$3,723.20	\$372.32 Added b
CO#3 Replace Unsuitable Materials @ So. Drive	\$4,000.00		\$0.00	100%	\$4,000.00	\$400.00 Added b
CO#4 Complete Work @ Revised CB	\$3,247.00		\$0.00	100%	\$3,247.00	\$324.70 Added b
CO#5 Remove Transite Pipe @ Automotive & Rim	\$2,736.00		\$2,736.00	0%		\$0.00 Added b
CO#6 Replace Unsuitables East Parking Lot	\$22,690.00		\$0.00	100%	\$22,690.00	\$2,269.00 Added b
CO#7 Abate Vinyl Tile in Rm 113	\$3,468.00		\$3,468.00	0%		\$0.00 Added b
			\$0.00	#DIV/0!		\$0.00

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						\$0.00	#DIV/0!		\$0.00	
						\$0.00	#DIV/0!		\$0.00	
	Construction Subtotal	\$6,911,155.00	\$0.00	\$5,082,279.66				\$1,828,875.34	\$182,887.53	
Equipment			\$750,000.00							
	Equipment Sub-Total	\$0.00	\$750,000.00	\$0.00				\$0.00		
	Testing and Miscellaneous Per Joint Mtg 6/08	\$75,000.00	\$54,162.50	\$12,533.29		37%		\$7,466.71		
	Miller Engineering - Testing & Inspection Services	\$20,000.00		\$200.00		76%		\$637.50		
	Scott Lawson - Materials Testing	\$837.50								
		gl	\$20,837.50	\$54,162.50	\$12,733.29			\$8,104.21		
	Contingency > \$5,000 needs Joint Approval	\$1,225,000.00	\$1,219,330.49							
	Union Leader-Newsad Prequalification Contractors	\$154.15		\$0.00		100%		\$154.15		
	Bob's Locksmith - Rekey 3 Doors for Computer R	\$187.00		\$0.00		100%		\$187.00		
	Union Leader-Newsad Video Equipment	\$177.86		\$0.00		100%		\$177.86		
	Robt Half Int'l - Temp labor to Move Computers	\$2,688.00		\$2,688.00		0%				
	TNT Install Communications Cable	\$2,014.00		\$0.00		100%		\$2,014.00		
	TNT Portable Comm Work	\$85.00		\$0.00		100%		\$85.00		
	Fast Signs - 14 signs	\$363.50		\$0.00		100%		\$363.50		
	Contingency Sub-Total	\$5,669.51	\$1,219,330.49	\$2,688.00				\$2,981.51		

TOTAL UNCOMMITTED \$388,365.00
ENCUMBERED/EXPENDED TOTAL \$9,621,755.00
TOTAL \$10,010,120.00

\$2,085,406.61 \$5,280,500.15 \$2,255,848.24

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Added b
Added b
Added b
Added b

DESIGN/BUILD/FINANCE SCHOOL IMPROVEMENT PROGRAM - Project #310303

Possible HVAC Sound, Ductwork Issues, The main purpose of this project is to thoroughly evaluate existing heating and ventilation systems, ductwork and appurtenances for excessive sound, airflow, fire damper installation and other potential installation deficiencies. 10 Schools are to be investigated for sound and fire damper deficiencies and 12 Schools are to be investigated for ductwork deficiencies.

Update: Parkside and Hillside Middle schools engineering evaluations are 95% complete. It is expected that these evaluations and recommendations will lead to engineering design and subsequent bidding for the expected repairs. To date \$22,528 has been expended, \$21,900 is encumbered and \$880,481 committed to perform the estimated repairs.

Electrical Panel and Feeder Replacement, Memorial and West H.S. This project involves engineering evaluation of existing electrical infrastructure and repairs as required. Project Complete; to date \$20,508 has been expended and \$0 committed.

Door Hardware at 10 identified Schools. This includes preexisting door issues, and door hardware necessary to bring the doors into functional use. Purchase orders are in place at Hillside, Southside, Parkside, Gossler, Webster and Hallsville. Surveys have been completed at 7 of 10 schools. To date \$145,080 has been expended and \$248,800 is committed.

EBU (Emergency Lighting) Performance Issues, This involves a complete annual testing at all schools. Testing and replacement are complete for 2008. Punch list items remaining. \$86,514 has been expended and \$22,725 remains committed.

Faucet & Toilet Operation/Sensors, Replacement of numerous automatic flush valves. Most of the items have been repaired.

Repair of Rubber Flooring at Stairs, (West High) Work Complete, to date \$4,552 has been expended.

Energy Management & CMMS Completion, Project involves equipment and software for maintenance tracking and repair. Project is about 65% complete. \$152,800 expended and \$42,426 committed.

Beech Street Elem School, Front Apron Repair. This project will address the front entrance and apron that is badly deteriorated and leaking.

Update: This project is under design by the structural engineer. Requests for quotations will follow once the design is complete.

Financial: To date \$0 has been expended and \$2,800 is committed.

Miscellaneous and Punch list Items \$51,925 has been expended and \$87,986 committed.

Overall Project; to date \$431,717 has been expended, \$88,070 is encumbered and \$1,280,212 committed to perform the estimated repairs.

JOINT SCHOOL BUILDING COMMITTEE

9/3/2008

HIGHWAY DEPARTMENT / PROJECT FINANCIAL SUMMARY REPORT

**DESIGN/BUILD/FINANCE SCHOOL IMPROVEMENT PROGRAM - Project #310303
FACILITIES WORK COMPLETION REPORT**

BUDGET
1,800,000

AUTHORIZED VENDOR DESCRIPTION AND APPROVAL DATE	BUDGET	COMMITTED	AMOUNT ENCUMBERED	PERCENT COMPLETE	AMOUNT EXPENDED	RETAINAGE HELD
Door Hardware	\$390,000.00	\$193,232.00				
Merrimack Bldg. Supply-Hillside Door Hardware	\$68,070.00		\$0.00	100%	\$68,070.00	
Merrimack Bldg. Supply-Southside Door Hardware	\$69,200.00		\$0.00	100%	\$69,200.00	
Professional Touch - Hillside DbIDoor Repair & Painting	\$2,025.00		\$0.00	100%	\$2,025.00	
Professional Touch - Southside DbIDoor Repair & Painting	\$2,525.00		\$0.00	100%	\$2,525.00	
Merrimack Bldg. Supply-Hillside Install Thru-Bolts on Doors	\$1,634.00		\$0.00	100%	\$1,634.00	
Merrimack Bldg. Supply-Southside Install Thru-Bolts on Doors	\$1,634.00		\$0.00	100%	\$1,634.00	
Merrimack Bldg. Supply - Hallsville Door Hardware Installation	\$5,265.00		\$5,265.00	0%		
DRG Construction - Hallsville Rework Boiler Rm Walls	\$775.00		\$775.00	0%		
Merrimack Bldg. Supply - Hillside Gym/Café Replace Doors	\$17,095.00		\$17,095.00	0%		
Merrimack Bldg. Supply - Southside Gym/Café Replace Doors	\$17,095.00		\$17,095.00	0%		
Merrimack Bldg. Supply - Gossler Door Hardware	\$4,710.00		\$4,710.00	0%		
Merrimack Bldg. Supply - Parkside Exit Device Replacement	\$6,740.00		\$6,740.00	0%		
Totals	\$196,768.00	\$193,232.00	\$51,680.00		\$145,088.00	\$0.00
HVAC Sound Issues/Ductwork/Fire Dampers	\$925,000.00	\$880,481.28				
WJ Goode Corporation - All schools HVAC Remediation	\$1,520.25		\$0.00	100%	\$1,520.25	
Union Leader - Exp. Of Interest HVAC EngineeringSvc	\$398.47		\$0.00	100%	\$398.47	
RDK - Engineering Services Hillside	\$26,600.00		\$14,630.00	45%	\$11,970.00	
Dubois & King - Engineering Services Parkside	\$16,000.00		\$7,360.00	54%	\$8,640.00	
			\$0.00			
			\$0.00			
Totals	\$44,518.72	\$880,481.28	\$21,990.00		\$22,528.72	\$0.00
EBU Performance Issues	\$109,240.00	\$22,725.80				
Gerard Laflamme - Webster Library 2 Exit Signs	\$650.00		\$0.00	100%	\$650.00	
Gerard Laflamme - CHS EBU & Exit Light Replacements	\$4,716.00		\$0.00	100%	\$4,716.00	
Gerard Laflamme - Hillside EBU/Exit Replacements	\$6,495.00		\$0.00	100%	\$6,495.00	
Gerard Laflamme - Southside EBU/Exit Replacements	\$1,963.00		\$0.00	100%	\$1,963.00	
Gerard Laflamme - West EBU/Exit Replacements	\$8,016.00		\$0.00	100%	\$8,016.00	
Daniels Electric - Central EBU & Exit Replacements	\$15,716.92		\$0.00	100%	\$15,716.92	
Daniels Electric - Hallsville EBU & Exit Replacements	\$2,602.32		\$0.00	100%	\$2,602.32	
Daniels Electric - Highland GF EBU & Exit Replacements	\$2,076.21		\$0.00	100%	\$2,076.21	
Daniels Electric - Hillside EBU & Exit Replacements	\$5,761.71		\$0.00	100%	\$5,761.71	
Daniels Electric - Memorial EBU & Exit Replacements	\$11,000.64		\$0.00	100%	\$11,000.64	
Daniels Electric - Parker Varney EBU & Exit Replacements	\$2,706.96		\$0.00	100%	\$2,706.96	
Daniels Electric - Southside EBU & Exit Replacements	\$3,863.51		\$0.00	100%	\$3,863.51	
Daniels Electric - Webster EBU & Exit Replacements	\$2,535.37		\$0.00	100%	\$2,535.37	
Daniels Electric - West HS EBU & Exit Replacements	\$18,410.56		\$0.00	100%	\$18,410.56	
Totals	\$86,514.20	\$22,725.80	\$0.00		\$86,514.20	\$0.00
Faucet & Toilet Operation/Sensors	\$10,000.00	\$10,000.00				
Totals	\$0.00	\$10,000.00	\$0.00		\$0.00	\$0.00
Electrical Panel and Feeder Replacement	\$20,508.00	\$0.00				
C&M Engineering- West Elec.Inventory & Design Riser	\$12,720.00		\$0.00	100%	\$12,720.00	
C&M Engineering- Memorial Elec.Inventory & Design Riser	\$7,700.00		\$0.00	100%	\$7,700.00	
Fast Signs - Electrical Board Signs (2) West HS	\$88.00		\$0.00	100%	\$88.00	
Totals	\$20,508.00	\$0.00	\$0.00		\$20,508.00	\$0.00

Energy Management & CMMS Completion	\$160,340.00	\$42,839.06		0%	
Projetech - Maximo Integration & HTE Interface	\$21,274.00	\$2,500.00	\$0.00	100%	\$21,274.00
Datasplce - Software & Integration Services	\$45,688.82		\$0.00	100%	\$45,688.82
Insight - Handheld units and docking stations	\$30,464.55		\$0.00	100%	\$30,464.55
Barcode Planet - 2/ 4slot cradles for Handhelds	\$1,123.28		\$0.00	100%	\$1,123.28
Insight - SD Cards for Handheld Units	\$581.85		\$0.00	100%	\$581.85
Circuit City - 1- USB Cable for Handheld	\$29.99		\$0.00	100%	\$29.99
Radio Shack -5 - 6' USB Cables for handhelds	\$99.95		\$0.00	100%	\$99.95
FW Webb - Memorial HS Speed Drive Controller & Wall Moun	\$628.50		\$0.00	100%	\$628.50
CED Inc - Memorial HS Speed Drives	\$1,160.00		\$0.00	100%	\$1,160.00
Gerard A. Laflamme - MHS Mount & Wire Speed Drives	\$2,450.00		\$2,450.00	0%	
Emtech - Program/MHS Commission UNT & Co2 Controllers	\$800.00		\$800.00	0%	
Gerard A. Laflamme - Install 18 Push Button Overrides	\$6,450.00		\$0.00	100%	\$6,450.00
Emtech - Program/Commission 18 Override Buttons	\$4,250.00		\$4,250.00	0%	
Totals	\$115,000.94	\$45,339.06	\$7,500.00		\$107,500.94
					\$0.00

FACILITIES WORK COMPLETION REPORT - CONTINUED

AUTHORIZED VENDOR DESCRIPTION AND APPROVAL DATE	BUDGET	COMMITTED	AMOUNT ENCUMBERED	PERCENT COMPLETE	AMOUNT EXPENDED	RETAINAGE HELD
Duct Smokes in ETR Equipment	\$40,000.00	\$40,000.00				
Totals	\$0.00	\$40,000.00	\$0.00		\$0.00	\$0.00
Repair of Rubber Flooring at Stairs	\$5,000.00	\$448.00				
DRG Construction - West HS 52 rubber stair treads	\$4,552.00		\$0.00	100%	\$4,552.00	
Totals	\$4,552.00	\$448.00	\$0.00		\$4,552.00	\$0.00
Miscellaneous and Punchlist Items	\$139,912.00	\$87,986.30				
College Bound Movers - Move records fromDMJM trailers	\$617.00		\$0.00	100%	\$617.00	
DRG Mechanical - Disconnect Plumbing to Trailers	\$440.00		\$0.00	100%	\$440.00	
Telephone Network Technologies-Disconnect Fiber Optics	\$320.00		\$0.00	100%	\$320.00	
Paul Cloutier-Remove decking/skirting & site restoration	\$5,800.00		\$0.00	100%	\$5,800.00	
JCR Construction - Eliminate Power to Trailers	\$1,932.12		\$0.00	100%	\$1,932.12	
LBA Inc- Hillside No Lighting Café Stairwell/OutsideLight Gon	\$646.97		\$0.00	100%	\$646.97	
DRG Mechanical - Bakersville Add FTR & HTR to Gym Hall	\$19,800.00		\$0.00	100%	\$19,800.00	
FW Webb - Bakersville Add Htr. Thermostat Wire	\$79.53		\$0.00	100%	\$79.53	
Leblancs Hdwe - Bakersville Add Htr Electrical Material	\$63.50		\$0.00	100%	\$63.50	
Spillers - Hillside & Parkside Plans Duplication	\$86.58		\$0.00	100%	\$86.58	
RPF Associates - West Asbestos Flooring Replacement	\$1,000.00		\$1,000.00	0%		
DRG Construction - West Remove & Reinstall Lockers	\$5,900.00		\$5,900.00	0%		
Enyiovantage - West Abate ACBM Floortile	\$5,830.00		\$0.00	100%	\$5,830.00	
Queen City Remodeling - West Remove VCT Tile	\$1,040.00		\$0.00	100%	\$1,040.00	
American Flooring - West Install New VCT Flooring	\$6,670.00		\$0.00	100%	\$6,670.00	
Boisvert Electric - HallsvilleRelocate Dental Lab Receptacle	\$1,570.00		\$0.00	100%	\$1,570.00	
Boisvert Electric - Wilson Replace Dental Lab Receptacle	\$130.00		\$0.00	100%	\$130.00	
Totals	\$51,925.70	\$87,986.30	\$6,900.00		\$45,025.70	\$0.00

UNENCUMBERED PROJECT FUNDS	\$0.00					
ENCUMBERED/EXPENDED TOTAL	\$1,800,000.00	\$1,280,212.44	\$88,070.00	24%	\$431,717.56	\$0.00
TOTAL	\$1,800,000.00					

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Complete Masonry
4 North End Lane
Amherst, NH. 03031
(603) 540-4872

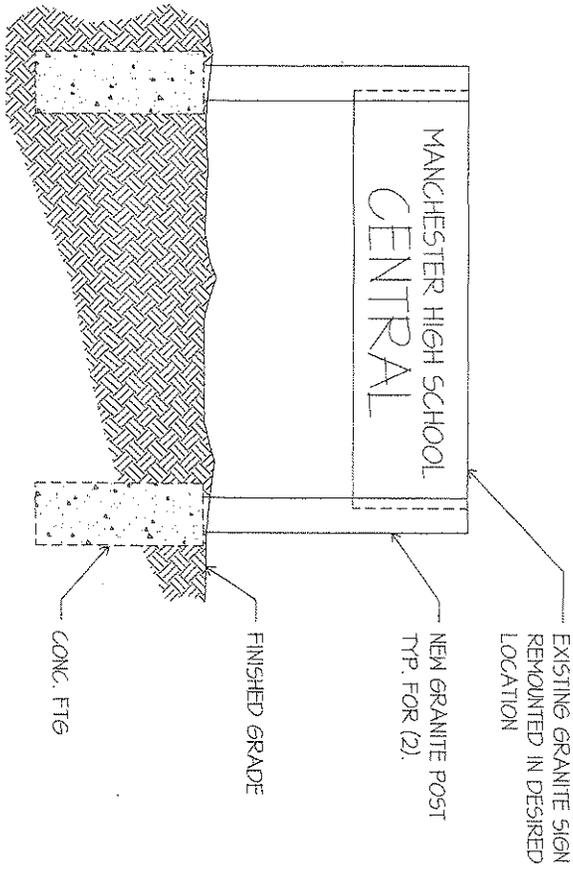
Proposal

City of Manchester
Department of Highways
Building Maintenance Division
275 Clay St
Manchester, NH. 03103
Attn: Terra

This estimate is for Central High Schools
granite sign to be relocated and installed
on two 10"x10"x10' granite posts on
desired location of premises. All labor, equipment
and materials included.

10' x 32" x 3" thick

Total \$ 5,500.00



GRANITE SIGN ELEVATION
NOT TO SCALE

