

COMMITTEE ON JOINT SCHOOL BUILDINGS

May 11, 2009

5:00 PM

Chairman Beaudry called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Beaudry, Craig, Gelinas
Aldermen M. Roy, Sullivan (late)

Absent: Alderman J. Roy

Messrs.: K. O'Maley, F. Matuszewski

Chairman Beaudry addressed item 3 of the agenda:

3. Manchester School of Technology project change order.

Mr. Kevin O'Maley, Chief Facilities Manager, stated I am here primarily to talk about some change orders that we need authorized at the Manchester School of Technology project. I will walk you through them in the memorandum I put together for you. The first one is we are changing the teacher's lounge into a nurse's office. That was something that was directed to us by school administration. My understanding from the history of this is that that was not included originally in the project in the first design phase but something that came up after we went out to construction. The second one is some changes that the Fire Department requested for \$7,151. The Fire Department had a walk through after we completed one of the phases of the project and these are some things that they want us to include as part of the project after the design so it wasn't part of the original scope. Air conditioning – there is an IT room where we have some computers that we need additional air conditioning in for \$6,441. Those top three items would all be changes to the original scope of the contract. Item 4 is a little bit different. I believe that the Building & Sites Committee made the decision, along with school administration, to keep the portable classrooms in place at the Manchester School of Technology. In order to do that, there were some changes again to the original scope of the contract. The original contract called for removing them and putting about 40 parking spaces underneath the existing portable classrooms so we get a credit for that work of about \$39,000. We are recommending adding, because we are losing so many spaces, another area if we do keep these things in place just to the west of the portables where we can pick up about another ten to twelve parking spaces there. The last item is

that if we are going to keep the portables in place we are going to have to do some roof work, painting and some other repairs in order to extend the useful life another eight to ten years on those things. So we think we have to spend about \$45,000 there. These are all really just budget estimates. I would say they are plus or minus 10%. We still have a little work to do but we didn't want to go through the effort to talk to the contractors if we weren't going to move forward on these things. The one thing that I think is significant that the Committee needs to know is the work on the portables and I think I have all of this correct but the state funded \$.75 on the dollar of this project and all of the work we do on the portables because that isn't part of the building aid that we get from the state that funding for the portable work will actually come out of the City's 25% of the funding for that project. So none of the state aid will affect the portable classroom work at all.

Chairman Beaudry stated before you go any further that is a question on the school side that we have been talking about. If you remember at the Building & Sites meeting we talked about not doing the parking area to save the \$12,000. If we do that, can that \$12,000 be moved to the West High School air conditioning project? If you can't answer that tonight, fine but if you can get back to us with that answer because two things on the school side that we would like to do is we are not going to put the portable walls in at Highland, which will save \$40,000 and also the \$12,000 from parking at MST would be sufficient enough to do the air conditioning at West High School in their media center. So if that is something that is palatable, that is what the school side would like to see done.

Mr. O'Maley responded I can definitely get back to you on that. I think my initial reaction and Fred if you know something please chime in here but I think that would take a vote of the Board of Mayor and Aldermen if you are going to shift some of those dollars around from one place to another. I don't think it would just be a simple thing of just saying we can take money from the MST project and put it somewhere else.

Chairman Beaudry asked where is the money from the MST project coming from again?

Mr. O'Maley asked are you talking about for these change orders?

Chairman Beaudry answered for the portable classrooms.

Mr. O'Maley replied there is funding set up right now for MST. It is a \$10 million project. The City put in \$2.5 million of that.

Chairman Beaudry responded that is not for the portables though.

Mr. O'Maley stated correct. I am talking about the MST project in total.

Chairman Beaudry stated I just want to know where the money is coming from for the refurbishing of the GDPDC or whatever it is.

Mr. O'Maley responded that will come out of the City's portion of the \$2.5 million.

Chairman Beaudry replied so that is the bond that we are taking out, the school side is taking out, so then maybe Alderman Mark Roy can help me out on this. I know we have had a difference of opinion with the City Solicitor's Office that it has to go back to the bond...if it is a bond that has been drafted it has to go back to CIP and there is a question on whether this Committee can actually move the money. If we can get that resolved on exactly who has the authority to move that money seeing that it is coming out of the school side and if the school wants to see that money spent at West instead of having a parking lot there that is what we would like to have done.

Mr. O'Maley answered I would have to check with the City Solicitor as well. I will find out and get back to you.

Alderman M. Roy stated I would ask that the Clerk advise the City Solicitor and possibly Finance of our meetings so we are not waiting for answers on a regular basis. I would ask that the Clerk advise the Solicitor and Finance Officer that their presence is needed at these meetings.

Chairman Beaudry replied thank you. That would be very good.

School Committee Member Gelinas stated may I suggest that we proceed with the possibility of that with the advice of the City Solicitor? Can we vote for it now and if it is allowed then we don't have to wait for the next meeting?

Chairman Beaudry responded I would entertain that motion.

School Committee Member Gelinas moved that the \$40,000 that was to be used to have portable walls put up at Highland Goffs Falls not be used for that and that the \$12,000 for the parking area at MST not be appropriated and the combination of those two amounts be used for the air conditioning at the West High School library upon advice from the City Solicitor.

School Committee Member Craig duly seconded the motion.

Chairman Beaudry stated just one other caveat with that. The \$40,000 from Highland would have to be used after the project is complete because we wouldn't know if there will be \$40,000 left or not. Am I correct in saying that?

Mr. O'Maley responded if you are talking about eliminating the movable petitions we will know what that number is in short order because we will have the contractor process a change order but we should probably finish the project up completely before we do anything with that in case we run into any other unforeseen conditions on the project. The project is supposed to be completed by the middle of August.

Chairman Beaudry asked do you understand that the intent of this motion is that we want to try to preserve that \$40,000 and move it to West High for the library?

Mr. O'Maley answered absolutely.

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

Mr. O'Maley stated there is one more item that I had on the memorandum at the bottom of the page. This is a real rough estimate and I would say it is probably plus or minus 20% as opposed to the other estimates at the top of the page. We are contemplating putting new finishes in all of the bathrooms. There are ten bathrooms and a vestibule that we would like to spend about another \$2,800 to \$3,000 each on. Again, my understanding is when they were scoping out this project this was taken out to bring the bids in to what we thought was going to be a more acceptable number. Now that we have some contingency we would like to spend that \$36,000 on that as well.

Chairman Beaudry asked can you tell us Kevin...you don't have a bottom line on this thing as far as what are you specifically asking for coming out of contingency and what will be left in contingency.

Mr. O'Maley answered on one of the other budget sheets...for the Manchester School of Technology we still have about \$500,000 in contingency right now on the construction side.

Chairman Beaudry asked and that includes the cost of this change order?

Mr. O'Maley answered that doesn't include any of these change orders so for all of these change orders...

Chairman Beaudry interjected can you just total it for us when you do this?

Mr. O'Maley stated I would be happy to do that. I will do that and get it out to everybody.

School Committee Member Gelinas moved to approve the change orders as presented excluding the new parking area. School Committee Member Craig duly seconded the motion. Chairman Beaudry called for a vote. The motion carried with Alderman Sullivan being duly recorded in opposition.

Chairman Beaudry addressed item 4 of the agenda:

4. Update on Highland Goffs Falls project.

Chairman Beaudry stated we talked a little bit about that with the walls. Do you have anything else?

Mr. O'Maley responded I can give you a quick overview if you are interested in where we are at. We awarded the contract in April. Jewett Construction was the selected contractor for the project. Over April vacation we did a lot of preliminary site work to help with the circulation and getting traffic in and out of there and having the buses rotate around the front of the building the way we want them to. This week they began pouring foundations for the stairwells at both ends of the building and they will begin the bulk of the work after the students are out of school on all of the interior renovations. Our projected completion date is August 12.

Chairman Beaudry stated I know we spoke about this at the Building & Sites meeting but I want to get it on record here that the abutters adjacent to the parking lot are concerned about water once the portables are moved. You did say that that is something that will be taken care of so they are not going to have snow and water run off going down onto their property?

Mr. O'Maley replied we have already taken a preliminary look at it and Fred was going to have one of his sub-consultants, the civil engineer, take a look. Have you had him do that?

Mr. Fred Matuszewski, CMK Architects, responded no not yet.

Mr. O'Maley stated we will have an engineer evaluate the situation.

TABLED ITEMS

5. Discussion regarding the West High School Library.
(Note: Tim Clougherty to provide the Committee with a list of expenses associated with AC repair, tabled 1/22/09. Additional information forwarded by Kevin O'Maley is attached.)

On motion of School Committee Member Gelinias, duly seconded by Alderman Sullivan, it was voted to remove this item from the table.

Chairman Beaudry stated basically it is off the table and we will have the air conditioning put in if the money is available from the two projects that we designated the funds from. Clerk do we have to have a subsequent motion?

Alderman M. Roy stated we would have to either receive and file or refer it to a future meeting. Kevin could you just for my long-term knowledge can you go back to the Parsons-Brinkerhoff report and pull out any pages on air conditioning regarding our high schools and specifically why West was left out of that program and what the costs were for Memorial and Central?

Mr. O'Maley replied sure, I could do that. I have a little anecdotal information on that in that some of the other schools got it unintentionally during the design-build project and when the decision was made to have to provide some funding to do West because the other ones were done by mistake, it was left out. Let me find out and I will get back to you.

Chairman Beaudry stated Kevin is right. That is what Tim had stated to us when we asked the question on the school side. Apparently none of the schools were supposed to be air conditioned but somehow it was put in as a change order. Memorial I think was the first one and then Central got it done and then West was basically left out. So to be fair they have been complaining that their media center is not air conditioned and that is why it is here today.

Alderman M. Roy stated again as we had many hours of previous discussion regarding the Parsons-Brinkerhoff report and the end result, for my own information I would just like to see those pages.

On motion of School Committee Member Gelinias, duly seconded by Alderman M. Roy, it was voted to receive and file this item.

Chairman Beaudry asked is there anything else tonight. Anything on design-build real quick? How are things going with all of the punch lists?

Mr. O'Maley answered we are making good progress. We awarded nine design contracts. Actually, it was four different design contracts to take care of a lot of the mechanical problems with the heat recovery units. It is an aggressive goal but our hope is to get all of that work done over the course of the summer. A lot of the hardware things I would say we are probably 50% to 60% away with all of the hardware and ADA issues and those type of things. We are making good progress.

Chairman Beaudry stated the biggest complaint as I have traveled around the schools the last few months is still noise. I know that is something that you have been trying to get a handle on but there is still a lot of noise from the HVAC systems in a lot of the schools. I don't know if...I know we were supposed to have some type of company come in and look at the noise and see what they could do about it. Can you give us an update on exactly what is happening with that?

Mr. O'Maley responded sure. That is one of the things I was alluding to with the mechanical designers. We are working with nine different schools there. When the code requirements...I believe it was 25 CFM per student in each classroom that the heat recovery units were designed for and that code has since been changed so we can drop it down to 15 CFM per student. Without getting into a lot of the engineering components of this, the fans were just running at too rapid a speed in the heat recovery units. Now that we are able to throttle it back it is going to do a lot of things for us. It will cut down on the noise and save us a lot of energy from the fans running at the speed they were running at and we will have better control of the classrooms as well. Again, by the end of the summer I am hoping that we will have the bulk of all of that worked out.

Chairman Beaudry stated School Committee Member Gelinis made a point that has been kind of on the back burner that we haven't talked about in quite some time – the outbuildings at Memorial High on the football field that were leaking and had mold problems, where are we at on that? I know there was litigation pending with Gilbane on that project. We haven't had an update on that since last spring.

Mr. O'Maley replied let me find out and get back to you. I know the litigation is still pending but I think all of the information that had been given to all of the parties has been taken care of so we have actually gone ahead and started affecting the repairs regardless of the litigation. We have already been making progress on fixing some of those problems.

Chairman Beaudry responded if you could keep this Committee apprised of what is actually happening over there and also the Building & Sites Committee on the school side that would be great. The last information we got was that the buildings were supposed to be torn down and reconstructed. I don't know if there is a settlement or what they are working on.

Mr. O'Maley replied sure let me find out for you. Just so that I am clear, the movable walls at Highland Goffs Falls, we are just not doing that, correct?

Chairman Beaudry stated I am glad you brought that up. We should probably make a motion. I talked to the Solicitor last week and what he stated to me was that we could do it at this Committee level because the School Board voted to have block walls and we never voted on the portable walls so the motion that passed was to have the building closed like Parker-Varney. That would have been a change order to have the portable walls put in, which was not voted on by the School Board. If we want to have a motion here this evening, we can move that we don't have the portable walls put in although I think School Committee Member Gelinas's motion indicated that we were not going to have the walls put up so that is not going to happen.

Mr. O'Maley responded right. I just wanted to be clear about that. I appreciate it.

School Committee Member Craig stated just for clarification is that except for the art room? Because, at Parker-Varney there is one wall.

Chairman Beaudry responded yes, it is the four additional ones. The art room was part of the original specs, which we voted on. It is only those four additional portable walls that we did not vote on.

There being no further business, on motion of School Committee Member Gelinas, duly seconded by School Committee Member Craig, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee