

## COMMITTEE ON JOINT SCHOOL BUILDINGS

**June 23, 2009**

**5:00 PM**

Chairman Beaudry called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Beaudry, Craig  
Aldermen M. Roy, J. Roy, Sullivan

Absent: School Committee Member Gelinis

Messrs: K. O'Maley

Chairman Beaudry addressed item 2 of the agenda:

2. Change estimates for the Manchester School of Technology project to be approved.

Mr. Kevin O'Maley, Chief Facilities Manager, asked do you want me to handle them individually or do you want me to go through them all?

Chairman Beaudry replied you went through them all last night. Run through them to see if there are any questions.

Mr. O'Maley stated all the change estimates we're requesting approval for have to do with MST. The first one, and most expensive one, is duct work changes in the kitchen. It's just a budget estimate at this time, but one that we would get approval for first, and it's for \$79,410. This was outside the original scope, but when we got into further discoveries we wanted to incorporate more changes. There was a glycol system for the actual make up air unit and the coils were in pretty rough shape. We decided to replace a couple of exhaust fans in there as well. It wasn't part of the original scope, but from a maintenance repair perspective we would have to replace them in the next three to four years anyway. It seemed like a prudent thing to do to change it while we have the contractor doing it. The next two have to do with asbestos abatement and replacement. We're doing some work in these areas. Again, it was outside the original scope. We've been doing a good job managing the change orders on the project and we have some funding leftover so it seemed prudent to go ahead and do the asbestos abatement. There are five rooms that they we're talking about doing. That's covered in items two and four

for about \$20,000. The final one was for changes in marketing. We've gone to all the teachers as we go into their spaces. We ask that they review the plans and see if they would do anything differently. We've approved changes for cosmetology and the auto lab and those types of things. They wanted to make some changes to the entrance way and that was for \$12,850. Those are all the changes and it's in the backup from the contractors. The change estimates and everything else are all behind that.

Alderman M. Roy asked do items two and four take care of all asbestos flooring in the building.

Mr. O'Maley replied no.

Alderman M. Roy asked how much is left?

Mr. O'Maley replied I'd have to go back to the AHERA report and look at that. If there is anything left it's because we haven't touched that part of the building yet. We made a conscious decision that as we're running across things and we have the funds available, we said we were going to go ahead and replace, remove, or abate any of those things. I could find out for you; I just don't have that information.

Alderman M. Roy asked are there any economies of scale to taking care of more of it now? What percentage have we removed compared to what's left? I'm not going to hold you to this, but just a ballpark.

Mr. O'Maley replied there is probably about 60 to 70% that has been dealt with. You deal with it on a case by case basis. I'll give you an example. We might be talking about this at Highland Goffs Falls. It's okay to have asbestos above a suspended ceiling, but if you are going to take fragile asbestos out you have to take the whole ceiling out. We're doing that at Highland Goffs Falls anyway and that has not been part of the scope. As long as we have the ceiling out we're going to see what we can deal with. If we saw that and we had to deal with it at MST, which we probably wouldn't be, we would have to take the whole ceiling out. It wouldn't make sense. We deal with each one as they come up.

Alderman M. Roy asked are the changes in marketing ascetics or does that include any safety components?

Mr. O'Maley replied no, we're resetting a doorway, getting it off the hallway a little bit. There is some cost in there for silencer closers, door hardware and those types of things.

Alderman M. Roy asked will the duct work changes in the kitchen make it compliant with the current fire code for new restaurants?

Mr. O'Maley replied yes, it will. We consulted with the Fire Prevention folks and had them come over and we talked through it. They made a couple other suggestions of putting supervisory switches on some gas burners and those types of things. We actually included that. It was a couple thousand dollars in the estimate.

Alderman M. Roy asked the duct work is not just heating and ventilation? It's actual fans, return air?

Mr. O'Maley replied right. If you've gone into a big kitchen with the big stainless steel exhaust system you know what we're dealing with. That's what we're putting in. Those things extract so much air out of the space that there is a separate system that pumps air right around it. That's pretty much what we are dealing with. There are a couple of exhaust fans within the same space that have been there since the building was built so we thought we would replace those as well.

Alderman M. Roy asked those will all be up to current standards? It would be like you were putting in a commercial kitchen in a full restaurant right now.

Mr. O'Maley replied absolutely, yes.

On motion of Alderman J. Roy, duly seconded by Alderman M. Roy, it was voted to approve the changed estimates.

Chairman Beaudry asked Kevin, could you go over the expenditure sheet quickly? I have a question on page three, where it says Contingency (continued). It says the amount expended was \$218 and then it says the contingency subtotal is \$31,000. Where is the additional \$29,000?

Mr. O'Maley replied I don't know exactly which document you are looking at.

Chairman Beaudry stated that's in the amount expended column. If you look inside that column, there is only \$218. Where do you add up what's in the boxes and come down with your total?

Mr. O'Maley replied this is a real busy sheet. The way we deal with accounting issues on retainer is a little complicated. That's just a continuation of everything that was above that as well. Just to get an understanding of where the project is in general, the construction cost was \$7.3 million. In that column that says 'Committed' at the top, it says 'Contingency > \$5,000 needs Joint Approval.' It looks like \$376,000. That's actually a contingency number. If you added up all the numbers below that \$644,000 all the way down to the bottom of the sheet at the \$268,000 and you subtract the \$268,000 from the \$644,000, that number is the \$376,000 over in the column to the right of that.

Prior to you authorizing these change orders, if you took that \$376,000 and that \$452,000 and the \$147,000 that's about what's in the contingency right now. It's about \$1 million.

Chairman Beaudry stated I see on the very first column, which is confusing because the first column would be the amount expended, right?

Mr. O'Maley replied the first column is all the budget numbers.

Chairman Beaudry stated on the front page that's to the left. On the back page, it's to the...they should all line up, but they don't. It depends on how you look at it. When you flip it, it's back to back, but the \$644,000 is what is in the contingency right now.

Mr. O'Maley stated \$644,000 is what they originally budgeted for contingency for the project. All those numbers underneath that, all the way to the very bottom where it says 'Contingency Subtotal', that number is \$282,000. Those are all actual costs for all the change orders that had been approved, whether they have come to the Joint School Buildings Committee or we did that under the \$5,000 threshold. If you take that \$288,000 and take it away from that \$644,000 that's the number to the right of that \$644,000.

Chairman Beaudry asked the \$376,000?

Mr. O'Maley replied right. That's what's left in contingency for construction costs.

Chairman Beaudry asked where did you get \$1 million?

Mr. O'Maley replied if you go to the top of that and go to the next one, there is a contingency for equipment for \$492,598. Then there is contingency for some construction costs. It was actually out of planning for \$147,000. If you add those three big numbers that's about what's in contingency before the approval of these projects and change estimates.

Chairman Beaudry asked is there any way to make these a little simpler to read?

Mr. O'Maley replied it's complicated for me. I agree with you. All the information is necessary. If there is another format that would be beneficial to you I can play around. Would you like to look at it just in simple terms for what the contingency is and where the projects are? I can probably put something together on that.

Chairman Beaudry replied yes, I would like it in spreadsheet form, a little bit less detailed.

Mr. O'Maley stated I can put something together on that.

Chairman Beaudry stated at least if you could take a snapshot of what the budget amount was, what's been committed, what's been encumbered, the percentage of what's been completed and the amount expended across the line. At the bottom, if that could all match up so that we can just look at a bottom line on each column so we can tell exactly what it is in each column.

Mr. O'Maley stated sure, we can work on that.

Chairman Beaudry stated just some type of summary sheet with a, b, c, d and a bottom line.

Mr. O'Maley stated as you look at oversight of this project, if you keep your change orders under 10% you're doing pretty well and you have authorized \$288,000 on a \$7.3 million contract. Even with all these relatively big numbers in addition to the scope the project is being managed pretty well.

Chairman Beaudry asked is that the right number where it says percent complete? 81% of the project is done?

Mr. O'Maley replied we just got another pay application from the contractor this week. I would say it's more like 85%. We roughly have six or seven weeks left to go before we are complete.

Chairman Beaudry asked I don't know if you could answer this question about the administration, but does the state aid factor in to the 81% that's complete?

Mr. O'Maley replied I'd have to check on that, but I think the answer is no because the City has not forwarded the bond for their portion of the project yet.

Chairman Beaudry asked can you give us a really quick update? I know you probably don't have the paperwork as far as the life safety stuff you talked about on the design/build, but how is that coming along?

Mr. O'Maley replied just as a point of information, we've either advertised or are in the process of bidding out all of the HVAC stuff. Right now, all that work was around \$850,000. There were nine different schools with that so we're planning to get that all done by August 25<sup>th</sup>. That's all moving along. We're probably about 80% through the hardware and then there are some other miscellaneous things. You're talking about the signed bill. We're making progress in getting all that stuff done. I want to get it done before the end of the summer. Because of the code change, there is going to be a very significant utility benefit to these night schools because the volume that they were required during the signed bill processing and now has changed significantly. We're going to be able to slow the speed of the fans down dramatically.

Chairman Beaudry asked is that going to help the noise situation that we have? That's been a major complaint in most of the schools.

Mr. O'Maley replied absolutely. The fans were actually running above their tip speed so some of the fans were actually breaking. The blades were breaking off the fan. We're also changing a lot of the duct transitions that also cause noise. We're enlarging a lot of the duct transitions and those types of things. We've had acoustical and mechanical engineers take a look at it so I'm pretty confident that this is going to make a huge impact on those night schools. I want to give you one other point of information. They had a problem with the code base at Parker Varney which was similar to Highland Goffs Falls. It was left off the floor intentionally to make sure that the sheetrock didn't get any moisture leaking in there. This Committee approved transferring to CIP the \$21,000 left in that project. CIP tabled that project but I would like to take \$3,800 out of that since no one can do anything with it and fix the whole base molding in the corridors of that building.

Chairman Beaudry asked does that need a motion?

Mr. O'Maley replied it's under \$5,000 so I would assume not. I just wanted to bring it to everybody's attention.

Chairman Beaudry stated where we already moved that money to a CIP account I think a motion would be in order to allow you to take the money.

Mr. O'Maley stated they chose to table it and no one has been doing anything with it so there is \$21,000 just hanging out there.

Chairman Beaudry stated that was supposed to be transferred over to Highland. We're paying debt service on it.

Alderman M. Roy stated what I would suggest is that you find out from the Solicitor if you're allowed to move the money. You have the encouragement from this Board that if nothing has happened with that money, as far as applying it to Highland, it will revert back to the project it was in, at which time it would fall under the \$5,000 cap. If the Solicitor rules that you can take it back or did come back, then we shouldn't need the motion.

Chairman Beaudry stated we don't even have to make a motion that we want to have that \$5,000 rescinded from the...

Alderman M. Roy interjected no, because if the entire number is not going to go where this Committee destined it to go then it should either be applied back to the School District or applied back to the project.

Chairman Beaudry stated let's say CIP sent it over to Highland. He's going to miss out on getting that amount of money for Parker Varney. I would like to put a stop on this. How much did you need?

Mr. O'Maley replied \$4,000.

Chairman Beaudry stated I'd like to put a stop on the \$4,000 before...

Alderman M. Roy interjected unless they haven't sent it over there and we lost that opportunity to get that money right now. That's why I'm saying to ask the Solicitor. If it's sitting in CIP, then CIP has to send it back or send it to some place.

Chairman Beaudry stated let me know if we have to set up another meeting. If it's under \$5,000 you can just go ahead and do it. Let me know and we'll do what we can to get it in the right place.

Alderman M. Roy stated for something like that, if you wanted to, we could do a phone poll so it's done quickly.

There being no further business, on motion of Alderman M. Roy, duly seconded by Alderman Sullivan, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee