

QUINCY SCHOOL COMMITTEE

FACILITIES & SECURITY SUBCOMMITTEE MEETING

Tuesday, September 15, 2015

A meeting of the Facilities & Security Subcommittee was held on Tuesday, September 15, 2015 at 5:00 pm in the Coddington Building. Present were Mrs. Kathryn Hubley, Ms. Barbara Isola, and Mr. Dave McCarthy, Chair. Also attending were Superintendent DeCristofaro, Mr. Gary Cunniff, Ms. Shelly Dein, Mr. Michael Draicchio, Mr. Walter MacDonald, Mr. Kevin Murphy, Mrs. Maura Papile, Mr. Kevin Segalla, Mr. Keith Segalla; Ms. Allison Cox, President of the Quincy Education Association; and Ms. Laura Owens, Clerk.

Mr. McCarthy called the meeting to order at 5:00 pm.

Park Department Director Mr. Cassani was not able to be present at the meeting, but sent a report of summer projects completed by Park staff. All school sites received ongoing lawn mowing, weed whacking, hedge pruning, with the new installations at Quincy High School, Central Middle School, Atlantic Middle School, and Coddington receiving extra attention to maintain the newer plantings. Therrien Field was completely overhauled with new irrigation system and sod in time for the fall soccer season. A new playground was constructed at the Clifford Marshall Elementary School for the Kindergarten students. Tennis courts were resurfaced at Russell Park, Merrymount, and Squantum. Upgrades to the drainage at Adams Field are underway and the installation of signs for the Passaganeset Park at Broad Meadows Marsh will be completed this fall. The green space between Quincy High School and the Coddington Building is nearing completion, with final irrigation lines, sod, and fencing to be installed. Mr. McCarthy asked the projected end date for this project; Dr. DeCristofaro will follow up with Mr. Cassani

Maintenance Director Mr. Kevin Murphy then presented an overview of Summer projects completed through the Maintenance Department. In addition to the work at City Hall this summer, Maintenance had projects prioritized by Dr. DeCristofaro at Montclair to create additional ELL space and for rebuilding the walls in the Wollaston guidance/OT/PT area. At all schools, Maintenance staff completed work orders for painting, electrical, plumbing, mechanical inspections, roofing repairs, heating and air conditioning, and moves for staff between buildings.

Mrs. Hubley asked about the air conditioning at ECC, four classrooms and the gymnasium were repaired. Mrs. Hubley asked about the air conditioning at Marshall, there is some insulation work to be completed during the school year. Ms. Isola complimented the speed with which the Beechwood Knoll excavation project was completed. She also asked about the areas at North Quincy High School where the carpet was replaced. Mr. Murphy said carpet is easier to maintain over the long run.

Mr. McCarthy asked about the North Quincy High School Atrium area and whether the carpet has been replaced. Mr. Murphy said that area has been redone with floor tiles. Mr. McCarthy asked about the roof over the Teacher's Room in Squantum, this was replaced during April vacation through Contractual Services. Mr. McCarthy asked about roof repair at Central, during snow removal last winter, membrane was penetrated in several places. A new roofer has joined the Maintenance department and he is working through a backlog of work orders, making minor repairs and assessing the need for larger repairs.

Dr. DeCristofaro thanked Mr. Murphy for his attention to the summer projects, the list was not as large in other years, but many issues were addressed and Maintenance staff responsiveness is appreciated.

Public Buildings Director Walter MacDonald presented on the window and door replacement projects completed this summer in collaboration with the Massachusetts School Building Authority: \$8 million worth of high performance windows and doors were installed at Lincoln Hancock (232 windows/17 doors/\$2.185 million), Merrymount (109 windows/9 doors/\$735,000), Parker (176 windows/8 doors/\$1.078 million), and Wollaston Elementary Schools (151 windows/8 doors/\$782,000) and North Quincy High School (530 windows/34 doors/\$3.424 million).

The total cost of this project is eligible for 70% reimbursement from the MSBA, except for \$110,000 for the pool windows at Lincoln Hancock. The project began on June 29 and was substantially completed in eleven weeks, using four different contractors, two Owner's Project Managers, and one commissioning agent. Contractors worked regular day shifts, plus evenings and weekends to ensure all classrooms would be ready for the start of school. The Lincoln Hancock pool is being completed after hours during September. All projects are substantially completed, some exterior caulking to be completed after school hours and some interior punchlist items from architect's review. Several windows will be replaced during vacation as not meeting specifications.

Mr. MacDonald noted that for the projects to be successful, it required active collaboration from the five principals, Jim Hennessy, Maryanne Palmer, Ann Pegg, Rob Shaw, and Ruth Witmer and Dr. DeCristofaro; the custodial staff and Kevin Segalla; Mike Draicchio; Kevin Murphy and the painters from Maintenance; and the IT staff moving equipment within buildings. Mr. MacDonald said there is a lot of positive feedback from the community on the aesthetic enhancements to these five buildings. Mr. MacDonald said all windows have light filtering shades.

Ms. Isola said that the buildings look beautiful, it was worth the wait for the projects that took a little longer to get started. These new windows will make an educational difference, more light, better heat and cooling control. Ms. Isola said that Wollaston, especially, is dramatically different.

Mrs. Hubley said she visited Lincoln Hancock last week, the teachers were thrilled.

Mr. McCarthy said that North Quincy High School with the newly widened intersection and the new fencing, plus the windows and doors, looks like a new building. He complimented the project managers, Skanska and PMA, for keeping the projects on track on this short schedule.

Dr. DeCristofaro thanked Walter MacDonald for his leadership in managing these five complex projects, excellent contractor choices, PMA was especially good about communicating. This was truly a city-wide effort, 1200 windows installed in just eleven weeks.

Mr. MacDonald said that the OPM and Architect has been assigned for the Merrymount roof, Beechwood Knoll windows, doors, and roof projects which will get underway this fall.

Energy and Sustainability Director Ms. Shelly Dein presented on the new Bernazzani heating system,. The project went very well, pre-construction and project planning meetings included Principal Peter Dionne, Kevin Segalla and a lot of thought went into how to plan for the least disruption possible. The project began on June 29 with asbestos abatement and demolition, installation of supply and return lines. The project also involved removing the 62,000 gallon underground oil tank, coordinating the installation of new gas service, and installation of sound-dampening insulation in the gymnasium. Digital thermostats and ventilation controls have been installed; the new building control system installation is underway. In the classroom and common areas, installation is substantially complete with just punchlist items remaining. National Grid finished installation of the gas line just before school opened. The remaining work at Bernazzani is in the boiler room; boiler tests will be completed next week and insulation completed in that room. Commissioning and testing will be completed in October, although the system should be able to provide heat in late September is necessary.

P.J. Kennedy, the contractor worked collaboratively with the custodial staff. Every piece of furniture in the school had to be moved at least twice for construction and cleaning, with Maintenance staff assisting as well. Ms. Dein said the boiler venting system will be modified this evening as it is in the front of the building and too obvious. Expected savings are \$25,000 per year in fuel costs, plus energy savings from a more efficient system. Ms. Dein shared photographs of the work within classrooms, pipes and hangars were painted to make less distracting.

Mr. McCarthy asked about Snug Harbor's heating system for the Kindergarten wing. Director of Public Buildings Mr. Gary Cunniff explained that three classrooms and a rest room had corroded pipes and steam leaks. Floor tiles were removed to access pipes and this involved abatement. In the end, this section of the building will have a hot water system with a separate heat exchange system and control in the boiler room. Scheduled to be completed this month, equipment is being ordered. Work will be done after school and in the evening.

Mr. McCarthy noted that new heaters were installed in the wood shop area at North Quincy High School, which should make a difference to this section of the building where temperature fluctuations have been an issue.

Mr. Cunniff said that summer heating inspections were completed throughout the school system and repairs were completed as needed.

Mr. McCarthy asked about the security cameras installed at Point Webster. Mr. Draicchio said these were a planned enhancement to the building.

Dr. DeCristofaro thanked Ms. Dein and Mr. Martin for their attention to detail, the Bernazzani school staff appreciate the effort taken to make the classroom installations less obtrusive.

Dr. DeCristofaro said that the Sterling Middle School project continued over the summer. Three visioning meetings were held with Sterling and SLT staff. There will be a Sterling Building Committee meeting on September 28 to review the Preferred Schematic Report that will be submitted to the MSBA on October 1, followed by a presentation at the October 14 School Committee meeting.

Mrs. Hubley made a motion to adjourn the meeting at 5:50 pm. Mr. McCarthy seconded the motion and on a voice vote, the ayes have it.