

QUINCY SCHOOL COMMITTEE

FACILITIES & SECURITY SUBCOMMITTEE MEETING April 11, 2017

A meeting of the Facilities & Security Subcommittee was held on Tuesday, April 11, 2017 at 5:30 pm in the Coddington Building. Present were Mayor Thomas P. Koch, Ms. Barbara Isola, Mrs. Emily Lebo, and Mrs. Kathryn Hubley, Chair. Also attending were Superintendent DeCristofaro, Deputy Superintendent Kevin Mulvey, Mr. Gary Cunniff, Mr. Michael Draicchio, Mr. Walter MacDonald, Mrs. Maura Papile, Mr. David Scott, Mr. Keith Segalla, Mr. Kevin Segalla; and Ms. Laura Owens, Clerk.

Mrs. Hubley called the meeting to order at 5:30 pm and introduced Public Buildings Director Walter MacDonald who reviewed the upcoming MSBA Accelerated Repair Program projects scheduled for completion this summer at Beechwood Knoll Elementary School. Working with Owner's Project Manager Atlantic Project Management and Baker/Wohl Architects, the school will have new windows, doors, and a roof installed this summer, as well as new boilers. Due to the project scope and cost, ADA upgrades will also be completed as required by law.

Mr. MacDonald reviewed that Beechwood Knoll Elementary School was built in 1950 and then renovated and expanded in 1994. There are 19 exterior doors and almost 8000 sq. feet of windows to be replaced. The roof will be completely replaced, additional drainage added for gymnasium roof. The Boiler room will be done over and both boilers replaced, as well as installing a new management system, replacing the hot water heater, all related mechanical piping, and the compressor. The boiler room will be completely refurbished, with new walls, floors, and lighting. In the classrooms, built in bookcases under the windows are being replaced, along with air conditioning units. The nurses area bathroom is being renovated, a lift is being installed in gym for stage, and a new walkway outside the building will be installed.

During April vacation, tests of the new roofing system will be performed in six areas of the building. Work will begin on Tuesday, June 27 after the last day of school for professional staff. The school will be fenced off to separate the basketball courts and playground from the work site.

Substantial completion is scheduled for September 1; any punchlist items can be completed on weekends or after school hours. At Beechwood Knoll, there is no asbestos abatement needed for the boiler room, so this project can begin once school is out in June. Under state law, heat must be available by October 15, so that is the substantial completion goal.

Ms. Isola asked about the summer programming usually at Beechwood Knoll and Dr. DeCristofaro said it will be moved to another site. Ms. Isola asked that the school's landscaping be addressed once the construction work is completed.

Mrs. Lebo said that this is an incredible project, lots of coordination to ensure that all of the work is completed during the summer break. Mrs. Lebo asked about the sewer pipe issue raised last year. Mr. Cunniff said one line has been replaced completely and the other line is operable for the foreseeable future. There are long-term plans to replace the second line in the Capital Improvement Plan currently before City Council for consideration.

Mrs. Hubley asked about the roof drainage. Mr. MacDonald said this is a safety precaution, the additional drainage will prevent water from pooling near the gymnasium and becoming a safety hazard during the winter.

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