

**JOHN F. KENNEDY MIDDLE SCHOOL BUILDING COMMITTEE
MEETING MINUTES
May 2, 2019**

A meeting of the John F. Kennedy Middle School Building Committee was held at Enfield Town Hall, 820 Enfield Street, Enfield, Connecticut on May 2, 2019.

1. **CALL TO ORDER** The meeting was called to order at 6:30 pm by Randy Daigle

2. **MOMENT OF SILENCE**

3. **PLEDGE OF ALLEGIANCE**

4. **FIRE EVACUATION ANNOUNCEMENT**

5. **ROLL CALL**

MEMBERS PRESENT

Randy Daigle, Rose Bouchard, David Costa, Amy Dennis, Katelyn Dunn, Scott Kaupin, Kevin Margolfo, William Marr, Michael Monteforte, Joe Muller (7:52), Tim Neville (7:50), Jeff Okun, Greg Strich

ALSO PRESENT

James Hoagland, Donald Nunes, Ilona Prosol, Carlos Texidor,

MEMBERS ABSENT

Chris Clare, Bob Cressotti, Walter Kruzel

6. **APPROVAL OF MINUTES**

Motion made by Greg Strich to Accept the Regular Meeting Minutes of April 18, 2019

Seconded by Bill Marr

Motion passes by a show of hands

7. **ARCHITECTS UPDATE**

Mr. Hoagland states Ilona Prosol is with me and we're going to have a discussion about different MEP systems. We are on schedule. We got good news from the 3D scan company. They were 3D scanning the entire building for existing conditions and delivered a Revit model to us this week. It looked pretty good, they had some things they needed to update and tweak/reformat. They are in the process of doing that. I expect to see the final Revit model from them tomorrow which gives us the basis to proceed from. I have a few images I will show you in the slide show so you get an idea of the 3D modeling and how helpful it is to us. The preliminary model that they sent to us was in good shape, but we're making some adjustments to it. As soon as we get it we will share it with all of our consultants and begin that coordination. The last couple of weeks we have been focusing on areas of the building and setting up that big thinking perspective for each of the areas. The light ballast and lamping issue as far as the leasing that happened a couple of years ago, we got resolution on that. There was a letter that was issued. We did hear back from the Deputy Finance Director and it's confirmed to proceed with the removal of the lighting from the JFK Middle School as part of the referendum that passed in November, 2018 to renovate the school. It will not cause any issue with the lease number 40134480. That was good confirmation. I don't know a contractor that would go into that building and start saving

pieces and parts of lamps. As far as the programming effort, we are just finishing that up. Minutes of the programming meetings were distributed to the committee. This will become part of the schematic design report. The other item we updated was the program summary. Some of the items we were talking about in the programming sessions directly affected rooms. There are subtle changes.

Randy asks if the total square feet going to be affected? As far as reimbursement, we aren't going to exceed?

Jim states no, there was a slight adjustment. There was a good give and take. The bottom line doesn't change. It seems to be working. We have begun our consultant meetings. We have site and civil, the survey is underway. We targeted some areas in the building where we're going to be removing chunks of the barring walls. We are talking to our structural engineer. Ilona's team has been in there and had initial questions. I am trying to set up a meeting with our kitchen consultant. The kitchen staff was very interested in how the new serving lines were going to be laid out, how we're going to be moving the students through. We allocated the space and now it's a matter of getting down to what equipment we need. That will be a meeting that will happen next week. It will be a more in depth programming session. Our kitchen consultant wants to sit and talk in detail with the staff one more time.

Greg asks to be emailed the time and date. If available, I'd like to attend.

Jim shows slides of proposed overall floor plans. This is a little clip of the revit floor plan. As soon as we get the existing condition done, we can jump in and start with the new construction. Until we get the revit model we have been holding off. The auditorium is a fairly complex area. This is a critical piece of the puzzle. One primary area of new construction is the auditorium, stage and lobby. Based on the existing conditions we got on the revit model, we're working with consultants to outline. The band teacher wanted the band room to back up to the stage. We're proposing two overhead doors. The auditorium is taking a slightly different shape. It is the same square footage with 607 seats. We are proposing toilets and gym storage be up against the gym wall. That creates a much more generous lobby. We talked about opening up the auditorium walls introducing glass. I have the interior designer looking at black out curtains.

Randy asks if there will be a concession area?

Jim states yes.

Randy states if you keep the concession area away from the lobby, you won't have noise. Also, with the glass wall, how do you get your fire rating?

Jim states you don't need a fire separation between the auditorium and the lobby. What we're going to end up with is a fire wall separating the rest of the building from the addition. I'm anxious to get the revit model tomorrow. I want to start showing you, hopefully in two weeks, those 3D views. The entire building is brick, and I'm not sure the auditorium wants to be brick. I'm very confident that the glass in the lobby is going to be a nice feature but needs to tie into the mass of the auditorium. We'll study that more.

Greg states we introduced other textures and materials at Enfield High. It's more artsy. Amy states it has to work acoustically with the band and music department.

Jim states we are going to dive into the new stuff next week. The existing pool to cafeteria, the locker rooms getting converted to the kitchen. I want to get into talking about some of the MEP options.

Ilona begins a slide presentation and states we prepared different options for discussion purposes. The ceiling condition will limit some of them. In the classrooms, the beams are a couple of inches between the ceiling top and the bottom of the beams. The hub area is packed with utilities. We have to think hard how to do the phasing. You are going to have wiring and piping still there while you're trying to snake new piping and new wiring through it. We are processing it now. I'd like to talk about HVAC systems and selections. That is the system that takes the most space in the ceilings. Some of the considerations for the occupants is comfort and indoor air quality. You want controllability of the system so you don't have an overly complicated system. Project cost, we know what was budgeted although we may have some room of moving money between the various mechanical trades, grants and incentives from utility companies. This is already something I've started a discussion with the utility companies. They would like to have the first meeting as soon as possible. They would like to have the owners representative present. Constructability, the phasing aspect, and energy cost. We have to comply with high energy standard. Maintenance is our goal and durability. HVAC distribution options: duct ventilation and exhaust, demand control vent, A/C throughout, clean/protect ductwork during construction, meet high performance building standard. The first option that we are proposing, and this is the option with limited space conditions that really makes sense for the school is variable refrigerant flow with central outside air. It is called VRF. We will need a boiler but no chiller. It is a better version of split systems. There are two options for those split systems. There will be a roof top unit. These units are pretty quiet. The piping between the VRV condensing unit is refrigerant piping. Refrigerant piping is refrigerant that is used in your air conditioning unit. We need to be careful if there was a leak, there needs to be enough air in the room to offset that. We add transfer air connections. The system is very energy efficient. It comes with their own controls. It will communicate with the head end system. You can utilize simultaneous heating and cooling.

Bill asks if you need to install monitors or detectors for the refrigerant?

Ilona states none of the schools that we have done have them. '

Jeff states in some of the classrooms we were talking about exposed ceilings. Those will be exposed?

Jim states that could be an issue acoustically so we're looking at some sort of ceiling. We were thinking maybe clouds. If you put clouds in you have double up the number of sprinklers.

Mike states the condenser is basically a heat pump. When we get into February is that still energy efficient?

Ilona states they have improved the technology.

Greg states with more individual units there are more points of failure.

Ilona states you are right. That is one of the downsides of that type of system.

Tim asks are these units going to be located outside on the ground? I'm thinking in terms of middle school kids, and snow.

Ilona states they could be on the roof.

Jim states structurally it wouldn't be an issue. These condenser units are fairly small.

Ilona states we would still need a boiler.

Randy states this is the amount of detail they are looking into. They have 12" of wall, if they are going to introduce some air space or insulation, then sheetrock, there has to be a vapor barrier. The placement of the window has to maintain that continuous line.

Jeff asks if we put the units on the roof, get the line sets down to the 2nd floor classroom, down to the 1st floor you have to create a chase?

Ilona states yes.

Jim states we will probably have a couple of chases in the 2 story classroom.

Kevin asked if the outside, are the brick losing their finish? Wearing? Moisture coming in?

Jim states there are some issues at the end of the classroom wings. There are no roof drains on the canopies. We are looking at the conditions. The brick for the most part is in good shape.

Ilona states options 2 is four pipe fan coil until with central outside air. Fan coil would be used. It would need a chiller and a boiler. The concern is the space and the noise. They are noisier than VRF units. The next one option 3, is active chilled beams. It does heating and cooling. They could be 4 pipe or 2 pipe. You have to do a switch over at the seasons. We have used them on schools. Cost wise, they would be costing more. They are sensitive to dew point and humidity. It is a finicky system to control. It is a good system, but I don't think it is the best system for this school.

Randy asks what about combining systems?

Ilona states the auditorium, gymnasium and kitchen are spaces we would not recommend VRV.

Randy states the hub may be a hard area to maintain humidity.

Ilona states VRV would be appropriate.

Jim states teachers love to open the windows. If you use the chilled beam they can't.

Greg asks if we used active or passive at Enfield?

Randy states both.

Bill asks if there is any historical data on the 3 operating systems?

Ilona states I don't have data from the schools. VRF is the most energy efficient.

Plant option 1: VRF – New in this region. Needs boiler, refrigerant leaks in small spaces, it is just a warning.

Plant option 2: Condensing boiler and air cooled chiller - Very energy efficient. Runs on natural gas. Very common equipment. Less maintenance.

Plant option 3: Water to water ground source heat pumps – Geothermal. Expensive system. Our recommendation would be to go to VRV.

Randy states we need to utilize a couple of them. We're going to have to evaluate each area.

Jim states I'd like to hear any of your experiences.

Tim states he is concerned about noise in the classroom. I'd like to go see how it fits in the classroom, noise level.

Randy states the only other one that would be under consideration would be the 4 pipe fan coil. That's the loudest. I wouldn't recommend that. Classrooms go with the VRF's.

Bill asks if you use multiple systems in a building this large, do you have any problems with balancing?

Ilona states no. Also, when we visited the school we talked to the plumber and he said he has to snake the piping quite often. Can we reuse existing underground piping? How can we test it?

Randy states we may have to use cameras.

Ilona states that is something we recommend. There is quite a bit of underslab piping. He said the water company uses water filters that cause some calcification in the piping. It damages the water heaters.

Donald Nunes, Director of Public Works introduces himself and Carlos Texidor from Fuss & O'Neill.

Randy states we will talk to the end users at Enfield High about the automated water facets.

Jim states that a great resource.

8. COMMITTEE GUEST

Donald Nunes, Director of Public Works introduces himself and Carlos Texidor from Fuss & O'Neill. I'd like to get a schedule from you because I had a conversation with Gary from DEEP and Kim for EPA. Carlos is concerned how we present these timelines to DEEP and EPA and they are going to hold us to it. I want to make sure everyone understands what is left to do, what hasn't been done and what is going on. Gary Trombly wants information.

Carlos states I will give you a little history of my involvement with JFK. In 2017 we were retained to do a feasibility study by Silver Petrucelli, who was the architect at the time. They wanted to know what the environmental liabilities were for this project. A feasibility study is very limited. We don't go into walls, inaccessible areas. We sample what we can gain access to. A lot of information comes from prior reports. We were limited to the amount of samples we can take. It's not a full blown NESHAP inspection. We did not do that type of survey. Moving forward when you go into design phase you shouldn't rely heavily on our reports. One thing that came out of this study was the discovery of PCB's at very high levels throughout the whole school. Our obligation was to inform EPA of these levels. EPA

said we needed to test the air inside the school. There are certain criteria depending on the age of the children in the school. We were retained to do these tests inside the building. We did about 45 air test and only 4 came back with some levels and 2 came back with greater than 300 nanograms. Usually that means you have some kind of issues. The EPA then got in contact with the Board of Education and Department of Public Works. They pretty much said if you don't take care of this right now we might have to shut down your school. Fuss & O'Neill came up with a plan. We asked EPA what if we came up with some interim controls? Clean up of the school, dust and air samples. We need to cover up most of the caulking in the school. We covered all of the interior joints. EPA and DEEP required a public outreach. They noticed we covered up all the internal caulking and we were proceeding. When the dust wipes and air samplings came back prior to school opening they were good. We needed to do monitoring and testing every quarter. We have been doing that since 2017.

Greg asks how are the numbers trending?

Carlos says hit or miss. We don't get a hit on the wipes. One cycle we got a hit. We do cleanup and retesting. We're passing most of the time. The former town manager told the people in the audience we're going to be proactive and do abatement. All the internal caulking in the hub are gone.

Tim asks about the fence and the soil.

Carlos states it's the caulking and the glazing. The reason you see the fence is we did a test to see if it's in the soil and it is.

Randy states this is all known and we are bringing everyone up to speed. We can take over the testing and remediation because it's considered reimburseable. We gave DEEP and EPA our plan of attack, the hub was the main area. We did immediate remediation. Now this is a renovate as new project. It is our responsibility to come up with an abatement plan over the summer. The town did exactly what they were supposed to do. The kids are safe. We are doing testing. We will do an abatement plan. We're looking at this summer to do the abatement.

9. OWNERS REP UPDATE

Randy states Chris has been going to the owner meetings. I am in contact with him every day. We have submission dates we need to maintain.

10. OLD BUSINESS

None

11. NEW BUSINESS

Randy states the RFQ is still being worked on. The CMR RFQ is about 29 pages. There is a lot involved. We have to follow the QBS procedures to get State reimbursement. We need to get them on board as soon as possible. We will have walk a through, questions, due dates, interviews. As soon as I have those dates you will all know.

12. COMMUNICATIONS SUB-COMMITTEE

Mike states Becca is able to help with the website. We need to name the Facebook page, JFK Building Committee or John F. Kennedy Building Committee. We could have Becca put a link on the webpage.

Randy states the minutes and agendas are on the town website.

13. EXECUTIVE SESSION

14. SCHEDULE NEXT MEETING

Motion made by Greg Strich to Cancel the Regular JFK Building Committee Meeting of May 9, 2019 and hold the next meeting on May 16, 2019

Seconded by Scott Kaupin

Motion passes by a show of hands

15. COMMITTEE COMMENT

a. Liaison Comments

b. Committee Comments

Kevin states if we need to do the summer cleanup, we will have to look at our storage and site plan.

c. Good to the Order

16. ADJOURNMENT

Motion to Adjourn by Greg Strich

Seconded by Scott Kaupin

Motion passes by a show of hands

Adjourned: 8:35 PM