

QUINCY SCHOOL COMMITTEE

SCHOOL FACILITIES and SECURITY SUBCOMMITTEE MEETING

Wednesday, February 15, 2012

A meeting of the Teaching and Learning Subcommittee was held on Wednesday, February 15, 2012 at 4:30 pm in the 2nd Floor Conference Room at the NAGE Building. Present were Mr. Paul Bregoli, Mrs. Kathryn Hubley, Ms. Barbara Isola, and Mr. David McCarthy, Chair. Also attending were Superintendent DeCristofaro, Mr. Gary Cunniff, Mr. Michael Draicchio, Mr. Walter MacDonald, Mr. Kevin Murphy, Mr. Frank Santoro, Mr. Keith Segalla, Mr. Kevin Segalla, Mr. Michael Ellis, Vice President, Quincy Educator's Association, and Ms. Laura Owens, Clerk.

The meeting was called to order at 4:30 pm by Mr. McCarthy.

The first item on the agenda was Quincy High School Issues, which were broken down into three categories:

Initial building issues for vendor resolution, not yet resolved:

- Regulation of heat and air conditioning/temperature regulation/HVAC
 - D Wing was very hot; has been slightly adjusted
 - A wing now very warm; the only way to regulate is to shut down
 - Interior rooms can't open windows; some are computer labs and this could cause server damage. Servers shut down when equipment gets too hot.
 - PJ Kennedy (equipment and installation) and Honeywell (controls) are trying to resolve; working together with PJ Kennedy monitoring Honeywell as a subcontractor. Honeywell's system is proprietary and complex.
 - Custodians cannot use heating management system currently; extensive training needed. Three were trained, but are no longer able to access the system. Mr. Murphy clarified that the system is so complex that the custodians will probably never be able to run them. A specialist is needed to run these specialized systems.
- Replacement of auditorium chair seats (ripped fabric)
- Auditorium dimmer (one failed and lights come on spontaneously); board needs to be checked. Safety issue because of heat generated by lights.
- Loud hum/vibration outside C wing rooms on 3rd floor; condenser units for Culinary Arts kitchens (negotiating fix between architect and manufacturer); looking at alternate ideas as first solution cost between \$15,000 and \$20,000

- Door lock malfunctions (occasional throughout building; further training to come from lock manufacturer)
- Rotunda doors (door swipe not working, doors don't close properly; hinge pin issue)
May add mullion between door.

Newer issues; may be able to get original vendors to respond (Public Buildings will help pursue vendor warranties; Gilbane contract is closed out.).

- Safety straps on basketball hoops (3 are malfunctioning)
- Leak in air scoop tank, relates to heating system (PJ Kennedy will honor warranty?)
- Rip in carpet in Guidance department (shredding on a seam)

Punchlist items that have been fixed:

- Auditorium
- Glycol Leaks (still needs a small paint job in gym)
- Thresholds in track area were repaired but are missing again
- In locker room and coach's room, there is a sewage smell related to a floor drain.
(Custodial can fix; maintenance issue)
- Water fountains DONE
- Water in lobby near guard station? Carpet is stained from foot traffic, not water leakage.
- Automotive floor DONE
- Kitchen Floor being cleaned more frequently DONE
- Adams Hall Heat DONE
- Loading Dock (move dumpsters) No longer an issue.
- Safety issues related to storage in hallway
- Choral and Band Rooms DONE
- Broadcasting DONE
- 1st floor/area with the glycol stain DONE Tile cleaned, rug replaced

Mr. Cunniff requested a complete list that compiles all of the separate lists.

The next item on the agenda was Heating and Electrical Issues System-Wide. The original Honeywell contract put controls in 38 buildings citywide. The issues of the system complexity and heat regulation apply to all of these buildings; litigation is ongoing with Honeywell. Major school building issues include North Quincy High School, Bernazzani, Beechwood Knoll, and Atherton Hough. When litigation is complete, a priority list has been compiled for Public Buildings to focus on.

Mr. Cunniff gave the Coddington Hall and Saville Avenue Houses Update. For Coddington Hall, Wessling Architects has been hired for the design phase, and plans are underway. QPS Administrative staff will be on the first two floors; City IT and Printing, plus QPS IT will be in the basement. No planned use for third floor, although rough plumbing will be completed. A historical consultant has been hired; Wessling is looking at ADA compliance issues and creating a construction cost estimate and timeline.

Dr. DeCristofaro mentioned that the Superintendent's Leadership Team has been working with Wessling Architects and that the new facilities will contain a School Committee meeting room and conference room. Dr. DeCristofaro will share the draft plans at next Subcommittee meeting. The Maintenance Department is currently in one of the Saville Avenue houses, but will move into Coddington Hall. Public Buildings is currently located in the other house on Saville Avenue, but may move to Coddington Hall as well.

Mr. Draicchio then spoke about the plans for the System-Wide Outdoor Lighting Audit. During vacation week, he will be working on this with Mr. Murphy and Mr. Keith Segalla. In addition to checking functionality and making recommendations for additional placements, school maps will be updated to include lighting and camera location information. There is a plan to add cameras in some schools, so the lighting will be assessed in conjunction with that plan as well.

Mr. McCarthy spoke about the Coddington Hall Parking Lot Rental/Quincy College Saville Campus idea. The college has proposed using the parking lot for free in exchange for maintenance. A meeting is to be set up with the President of Quincy College President to discuss specifics.

Mr. Cunniff explained the Status of Old Quincy High School building demolition negotiations. The Memorandum of Agreement with Army Corps of Engineers signed early in the Quincy High School project agreed that city would mothball and not demolish building. The City Solicitor has hired a historical consultant who will help negotiate with Massachusetts Historical Society; timeline to come. Security is being maintained in the building; the heat and hot water service shut off. Electrical and fire detection system is still operational, heat detectors are in place, and minimum maintenance is being done. Mr. Bregoli asked for clarification about whether the whole building was being demolished and Mr. Cunniff confirmed this and that the decision was made after looking at the costs for renovations and mothballing. Mr. Santoro pointed that some refacing work will need to be done to Quincy High School once the demolition is complete.

The meeting was adjourned at 5:40 pm on a motion from Mr. Bregoli and seconded by Mrs. Hubley. On a voice vote, the ayes have it.