

PERMANENT BUILDING COMMITTEE  
Minutes - June 5, 2006

Present: Co-Chairs Bruce Ey and Elaine Jones, Craig Blake, and Michael Melnick. Also present: Superintendent John Brackett, Maintenance Director Joseph Kupczewski, and School Committee members Bill Braun and Jeff Beiler, Sudbury Public Schools.

The meeting was called to order at the Flynn Building at 7:30 p.m.

Minutes The minutes of the November 28 and December 7, 2005 and the minutes of January 14, February 9, February 15, March 25 and May 4, 2006 were tabled.

North Fire Station Project Mr. Melnick reported on the progress of the work at the North Station and informed the Committee that once the shower retrofit was done and the backflow preventers required by the Water District were installed, an occupancy permit would issue.

School Projects Superintendent Brackett stated that he had requested the meeting for the purpose of obtaining PBC approval of remedial HVAC work necessary for eight science rooms (four on the 1st floor, 121, 124, 127, 148, and four on the second floor, 224, 227, 248, 251) at Curtis and some work at Loring to be funded from the balance of the STM97/4 funds. It was noted that room 148 contains a chemical storage room utilized by all the other rooms; this room has a DX coil running constantly off an AC condensing rooftop unit.

Mr. Kupczewski described the existing conditions at Curtis, noting that problems occur in the shoulder season (late April and May) when there are cool mornings which produce very low temperatures in the science rooms when the rest of the school is comfortable, and in June when the rooms are extremely hot and the humidity causes safety issues with floor condensation. He informed the Committee that the science rooms are the only rooms in the Building A location without conditioned air. Mr. Kupczewski stated that there are no modulating valves and he does not like to run the boilers for these rooms when no other rooms require them to be run.

Mr. Kupczewski has been working with BLW Engineer Bill Scanlon to develop a remedy for the situation which involves

- removing the existing hot water coil in the univentilator above the ceiling;
- installing a new heat pump coil (inside) connected to a new heat pump condensing unit (outside);
- installing a new convection perimeter floor heater connected to existing heat piping above the ceiling;
- installing a new Delta control flow valve to allow supplemental heat for the winter season; and
- installing a control thermostat linked to the Delta Energy Management System with cool, heat and auto settings during occupied hours.

The cost for the Curtis work is estimated at \$200,000 which includes engineering, installation (\$20,000 per unit), finishes, general conditions, overhead, and profit.

After discussion of other possible remedies, such as supplementary electric baseboard heaters, the Committee concluded that the remedy as presented was the best solution and authorized funding for the project from STM97/4. Mr. Blake will be the liaison to this project. Ms. Jones will review the requirements for designer selection and for bidding and initiate the process required.

With regard to Loring, Mr. Kupczewski informed that Loring is the only school using glycol with a problem of leakage during the heating season, which is attributed to bad solder joints. Leaks have been repaired requiring expensive draindowns to the system. A report dated April 7, 2006, by Gurney Engineering Corporation on their investigation of the system was distributed to the Committee.

Mr. Kupczewski proposes to remedy the situation involving the perimeter fin tube heating in the classrooms on the first and second floors during the summer vacation period, as follows:

- drain down and reclaim all glycol from the existing heating system loop;
- cut and install new threaded ball valves to all heating 1 1/4" riser piping locations on the 1st and 2nd floors (+24);
- cut out and replace every fitting (as time permits) with new solderless type (crimp) fitting along the classroom perimeter exterior walls;
- pressure test and recharge heating system loop with reclaimed glycol as needed;
- bleed off air and circulate glycol;
- reinstall perimeter bookcases after pressure and flow test.

Mr. Kupczewski expects two plumbers to complete the project within a two-week period. Including labor, tools and equipment, pipe, glycol and materials the project is expected to cost approximately \$26,100.

This work was approved by the Committee, not to exceed \$30,000, and it was suggested that use of the existing balance in ATM94/62, as amended, was appropriate to fund this work with any remaining invoices to be funded from STM97/4.

DPW Project Mr. Ey reported that there have been humidity problems in the office building which he has reported to MacRitchie Engineering. Mr. MacRitchie has not received confirmation from Reznor that the CFM is appropriate with the plate adjustment. It was noted that the clerestory fans should be running on a timer.

PBC Membership The list of architects interested in becoming members of the PBC as contacted by Mr. Melnick was reviewed. It was the unanimous decision that Mr. Thomas Scarlata had the desired qualifications for membership. Ms. Jones will so notify the School Committee who will be making the appointment.

Meeting Schedule Mr. Melnick will advise the Chair as to the timing of a meeting relative to the Police Station development at which time the siting should be determined and a new building plan will be available for discussion.

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Elaine L. Jones