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WBC

WELLINGTON SCHOOL BUILDING COMMITTEE
MINUTES
January 29, 2014
School Administration Building Conference Room
7:30 AM

Meeting #173

Committee Members Attending: John Bowe, Patricia Brusch, Laurie Graham, Mark Haley, Bill Lovallo, Heidi Sawyer, Eric Smith

Liaisons Attending: Gerry Boyle, Fred Domenici

Clerk: Chris Kochem

Mark Haley, Chair, called the meeting to order at 7:40 a.m.

Building Updates

Fred Domenic reported heavy snow we have had is pushing against the inlet bulkheads on the Orchard Street side of the building and getting behind the ipe and melting. They are investigating where the terminations are.

A leak in the music room began last Friday, January 24 – it is showing itself at an I-beam and drips onto the teacher's desk. Once they locate the leak, the music room is under warranty.

Pat Brusch asked about the status of the solar panel installation that is planned for the school roof. Gerry Boyle said that Broadway Electric (renewable energy system company) is having some difficulties and asked to delay a couple of weeks but continue to be committed to doing the project.

Rooftop Noise

Mrs. Susan Carey said that neighbors have been hearing rooftop noise at night and asked for an update. Mr. Domenici reported that he has tried to run an occupied/unoccupied schedule with the fin tube heating doing the primary heating at night, so that the RTU's are not on at night. However, the bitter cold that we have had over the last several months has made this goal very difficult to manage. When the outside air temperature goes below 40 degrees, it is difficult to get the building space temperatures to reasonable levels for the next school day (some classrooms were at 59 degrees in the mornings). Mr. Domenici said that there is radiant cold coming in through the glass and the fin tube radiation cannot keep up with the extreme cold weather. Mr. Boyle said that they are working on retro commissioning to try to get this issue resolved. It was noted that the first winter that the Wellington was occupied was very mild. Last winter was a mix of weather and this winter has been extremely cold.

Mr. Domenici said that he is running systems all the time. As a result, the squirrel cage pulley wheels need to be tightened because they have loosened up with the units operating at full capacity.

Mr. Domenici said that both boilers are putting out 160 degrees of hot water and the fin tubes appear to be working. It can be difficult to maintain temperatures in the far classrooms. He has remote access on his laptop and he checks the space temperature data every morning at 5:00 am. The very good news is

that the pipes have not frozen, even with the very cold weather.

Bill Lovallo suggested that additional steps may be taken. He suggested a meeting be scheduled with the controls vendor and the mechanical engineer to better understand why the system is not operating as intended.

Acoustics

Gerry Boyle said that he has three quotes for the acoustical changes to the cafetorium but it may be too hard to mobilize for February vacation; it will be easier to do this during April vacation.

Mr. Boyle reported that they have installed weather stripping on the doors between one set of classrooms to test for the durability of the stripping when in use. The next step is to do all the doors on one side of a hallway.

MSBA

Mr. Boyle is being set up with Propay access with MSBA and will try to help resolve the issues with the Budget Revision Requests. Mr. Boyle said that the WBC may need a formal budget adjustment request to the MSBA. PMA was supposed to work with Frank Martin to correct the overrun items. Pat Brusch noted that this responsibility is PMA's but they have not fulfilled this obligation. Mr. Boyle will provide an update at the next WBC meeting.

While Floyd Carman, Town Treasurer, has said he will not pay any additional WBC bills, Pat Brusch noted that the Wellington project has the legal authorization to borrow the full amount of money that was approved by Town Meeting.

Summer Programs at the Wellington

Amy Spangler, Wellington Principal, noted that LABBB, pre-school, and parks and recreation programs are held at the Wellington during the summer so any work being scheduled for the summer should take should this information into consideration.

HVAC issues

In discussing the HVAC issues that the building is having, Mr. Haley, Mr. Lovallo, and Mr. Boyle all agreed that every building that is built today has issues, particularly with the HVAC systems. Companies are chasing energy efficiency and they are using very complicated systems to try to reach this goal. Mr. Domenici said that air displacement systems and energy recovery are new to the industry.

Mr. Domenici left the meeting at 8:20 a.m.

Invoices

John Bowe presented an invoice from Arlmont Word Processing for secretarial services for September-December 2013. *Pat Brusch made the motion to approve payment of \$300.00. Eric Smith seconded the motion and it was unanimously approved.*

The next meeting of the WBC will be held on February 26, 2013.

Eric Smith made a motion to adjourn the meeting at 8:30 a.m. The motion was seconded by Pat Brusch and unanimously approved.

Respectfully submitted,

Mark x Haley

Mark Haley
Chair