

Sutton School Building Committee
Regular Scheduled Meeting 8/19/2009
Town Hall Meeting Room

Present: Glenn Coulter, Donna Davis, Cecilia DiBella, Tim Harrison, Roger Raymond, Ken Stuart, David Suhl, Christine Watkins

Absent: Michael Jerz, Wendy Mead, Jim Smith, Laura Stonebreaker, Ross Weaver

Guests: Jon Winikur (SBS), Alan Ross (Flansburgh), Edward Galeska, Carlos DeSousa, Chris Garcia, Joe Correirio

Meeting called to order at 7 pm.

1. Jon Winikur: The purpose of this meeting is to update the existing conditions at the Sutton MS/HS. The starting point for the update is the 2006 Flansburgh Feasibility study. Alan Ross, Flansburgh, will head up the Sutton project. The overall goal for the project is to present the final design at the Spring Town Meeting in May 2010 and to hold information sessions detailing various building/renovation options in the Fall of 2009.
2. The next four critical meetings were enumerated by Jon.
 - a. August 19, 2009 – Review of existing conditions.
 - b. September 2, 2009 – Review of demographics and the 10-year enrollment projection.
 - c. September 23, 2009 – Educational program needs
 - d. October 7, 2009 – Design options
3. Al Ross was given the floor. Al recently met with Roger Raymond, Co-Facilities Director at the school, to review the existing conditions.
 - a. Well protection zone of 250' was referenced. This protection zone continues to limit the options. Tim Harrison raised the issue of bringing public water to the site. Jon stated that this option is something that is in the works,; however, we have to plan our options around what we have now at the site.
 - b. The current retention pond remains an issue moving forward.
 - c. Wastewater treatment plant does have capacity for increased enrollment. Gray water system is sustainable. Sewer is preferred, but the current facility is a good facility for its type. The system would need tight tanks. Jon commented that regardless of what we do, renovate or tear down, we need full fire protection and a system which can handle chemical waste out of the science rooms. The fire chief defines renovations as when they exceed 12,000 square feet. This project will need a fire protection system.
 - d. The MSBA will review maximum as well as minimum gsf when matching up classrooms required with classrooms in the current facility. Jon stated that the MS academic wing has classrooms in yellow in the minimum range (850 gsf) vs. the MSBA max classroom size for these grade levels of 950 gsf.
 - e. Al noted that not many repairs had been made since the 2006 Feasibility study. There continues to be problems with the roof and many handicap issues. There continues to be a mismatch between current educational standards and spaces available. Systems in buildings generally last 20 years. The MS/Core/HS have all reached this benchmark.

Generally the buildings have been well-maintained. They are just old. The three buildings are experiencing roof trouble. Al stated that if renovation exceeds 30% of the value of the building, the entire building must be brought up to handicap accessible code.

CORE BUILDING: The lower level of the cafeteria in the Core is a handicap issue. Generally, door width in the building is enough; however, it is usually the clearance that is the problem. For a review of core classrooms spaces, Flansburgh used the MSBA's space summary sheet.

- a. Gym space is ok; however, ventilation is an issue.
- b. Auditorium is small
- c. Small gym will have to be discussed
- d. Christine raised the issue about how the MSBA will look at the Elementary school auditorium given that current MSBA standards do not allow an auditorium at the Elementary level. Al stated this is something we will find out as we move forward in the process.
- e. Cecilia raised the issue of science rooms in the core. Al stated that our current square footage is within the new MSBA space guidelines and are adequate. It was discussed that even though the space is adequate, the design, utility, and safety stations are a concern.
- f. Overall, everything needs something. The issue with size is if it is the right size, there is a starting point. If it is not the right size, then it is a big issue.
- g. Cafeteria is oversized compared to the MSBA standards. The configuration of the space continues to be an issue.
- h. Library is small
- i. The corrosiveness of the water at the site continues to be an issue with the internal systems, ie plumbing, flush valves. The water system needs to be replaced.

HIGH SCHOOL: Classrooms are narrow and small. Building is a problem. It has a small footprint and lies within the well-protection zone. High school would be a difficult building to renovate. Al stated that the high school has outlived its useful life as has the middle school.

A slide was presented to the group which broke the three buildings out into their systems and the percentage of building cost represented by each system, ie structure, HVAC, electrical, plumbing. The slide further highlighted whether the system was adequate, salvageable, unusable, or not present but required. Based on this information, 34% of the middle school could be salvaged as well as 85.5% of the core building and 35% of the high school. Al concluded that costs to renovate the middle school and high school buildings could be as much as to build new. He stated the core building could be renovated based on this initial evaluation.

The middle school and high school would require a gut renovation involving the removal of all internal systems.

The substructure and superstructure of all three buildings is adequate, but further study as this new Feasibility study moves along could reveal issues. Al expects seismic issues at the high school.

Al introduced various specialists who have been engaged to assist Flansburgh in this review and who participated in the 2006 review.

Edward Galuska – consulting engineer – HVAC
Carlos DeSousa – principle electrical
Chris Garcia – principle plumbing/fire protection
Joe Correirio – electrical

Edward Galuska discussed the HVAC. The systems are very inefficient and provide bad automatic control. The mechanical systems would have to be completely removed and replaced with new systems and would have to be similar because of piping and ductwork. Current systems need more ceiling space and structure to support the weight. The high school classrooms are unit ventilators. Administration area uses cast iron radiators. The middle school classrooms have unit ventilators. In an attempt to save energy, the middle and high school outside ventilators were closed resulting in air recirculation in the classrooms. The boilers are cast iron sectional boilers. The high school is a steam system. The middle school is a hot water system. The core utilizes rooftop equipment. To save energy, the dampers on the rooftop units were shut down resulting in recirculated air in these spaces as well. The systems have pneumatic control systems. Electronic systems are used today. Control systems maintain comfortable conditions in the buildings.

Joe Correirio. Electrical discussion. The middle school and high school have outlived their useful lives. Power distribution comes from the core with a 600 amp feeder. The middle school and high school no longer have a utility company link. Orange on fire alarm system and emergency system. Unusable. This reduces the percentage of usable of the previous slide for the middle school and high school.

Glenn Coulter commented that the update comes across like a horror story. There are other buildings involved which are connected, namely, the ELC and elementary schools. As we begin to tally the cost of the project, are we also required to include costs of the other buildings because they are connected space?

Jon commented that we have to understand how one domino affects another domino. It sounds like we have several segregated systems. There are no code issues for the ELC and the elementary school. They are physically connected, but code-wise, they are separate because of the fire protection doors.

Glenn inquired if all recommendations are mandated by law.

Al stated that nothing requires the town to do anything now. Exits must be kept clear and the fire systems must be in working order. There are no codes requiring the town to update the building. A desire to fix the educational and physical spaces triggers the American's with Disabilities requirements and other code issues.

Jon stated it is clear there is a lot to do at the middle and high schools. As soon as we start doing things, a series of issues opens up.

Al stated that in order for the MSBA to participate in this process, the Town must be committed to a project that meets the state's standards. The town could correct small things incrementally, but the Town must be at a certain dollar amount to be considered for MSBA reimbursement.

Jon asked Al if the high school could be modified. Al stated, "no". It would be difficult to bring up to modern standards, and it would cost less with new construction. Al stated the middle school is in the same condition, and the core building is on the cusp.

Discussion ensued regarding return on investment of the HVAC and electrical savings and what the town could expect to realize in energy savings by installing more efficient systems. Jon

pointed out that, in fact, our energy costs will increase as we are currently not code compliant. We currently do not have the correct ventilation.

Glenn Coulter reiterated that going from not being code compliant to being code compliant with a new system and technology in a new larger building, our energy costs will actually increase.

The SSBC members thanked all the individuals present for their time. Jon confirmed that he would provide a copy of the presentation to Wendy.

Confirmation of Flansburgh as Sutton's Designer by the MSBA: The MSBA has verbally accepted Flansburgh.

The next meeting is scheduled for September 2, 2009 at 7 pm.

Motion to adjourn by David Suhl, seconded by Glenn Coulter. Adjourned 8:55 pm.

Respectively submitted,

Christine Watkins
Recording Secretary