CCHS FEASIBILITY STUDY COMMITTEE

Concord-Carlisle High School
High School, Room A7
Concord, MA
February 15, 2005
6:00 PM

Minutes

Present: Nancy McJennett (Chair); Tim Hult (Vice-Chair); Molly Battle; Suresh Bhatia; Chuck Brown; Arthur Dulong; Brenda Finn; Michael Fitzgerald; Ken Hoffman; Karen Sabatino; Judy Terry; Len Wetherbee; Jerry Wedge

Others Present: Nick Ferzacca; Ginny Lamere; Hugh Lauer; Jan McGinn; Andy Oldeman; Alex Pitkin; Joel Seeley; Pat Sinnott; Tom Watson

I. CALL TO ORDER AND GREETING
The meeting was called to order by Nancy McJennett at 6:00PM.

II. APPROVAL OF MINUTES
Minutes from the last meeting of February 1st were reviewed. Nancy McJennett motioned to approve the minutes. Motion agreed by all.

III. REVIEW OF GOALS

a. Joel Seeley introduced additional SMMA team members; Tom Watson – Plumbing/Fire Protection Engineer, Nick Ferzacca – Electrical Engineer, and Andy Oldeman – Mechanical Engineer. Each team member will review his area of expertise. An Existing Conditions Summary Draft packet was distributed by SMMA.
b. Nick Ferzacca opened by reviewing the electrical systems.
    i. The lighting in all the corridors, S and H wings, and most administrative offices was replaced in the 1990's. The gymnasium and auditorium both have original systems. Everything is manually controlled now.
    ii. The auditorium has all original lighting.
    iii. The fire alarm system consists of a combination of both a zone system (older) and an addressable system (newer).
    iv. There is currently no local sound system, just an older intercom style speaker from office to classrooms. There is also an older master clocks system.
    v. The CATV 5 cable is probably about 5 years old (now at CAT 6). There is limited cable TV connections.
    vi. The school currently does not have a security system.
    vii. Lightning protection is something to consider.
    viii. Suresh Bhatia asked about the condition of the building in comparison to other buildings. Nick Ferzacca indicated it is about the same. Mr. Bhatia also asked how much life span is left in some of the systems. Mr. Ferzacca pointed out that the Power

Distribution System is about 35 years old – the life expectancy is about 50 years. A lighting system life expectancy is approximately 20 years and a fire alarm system about 20 to 30 years.

ix. Judy Terry asked if a taller building would increase lightning strikes. Mr. Ferzacca indicated it would.
x. Jerry Wedge asked if one section of the building is better than another at this point. Mr. Ferzacca indicated that as far as lighting, it depends on what was replaced. The power distribution is kind of patched, so it is dependent upon the replacement done in the 1990's.
xi. Arthur Dulong mentioned that there are no emergency lights in the gymnasium.
xii. Jerry Wedge asked if there was anything noticeable about the kitchen. Mr. Ferzacca indicated there was nothing noteworthy.
xiii. Karen Sabatino asked if we didn't perform renovations now, would we would need to upgrade to meet code regulations. Joel Seeley indicated we would not have to meet code in that case.

c. Thomas Watson reviewed the plumbing/fire protection.
   i. The domestic water systems have been replaced as needed.
   ii. The copper piping is reaching its life expectancy.
   iii. The storm systems are in good condition.
   iv. The gas system is an old system. It is not being distributed correctly. The gas coming into the Science areas does not meet code. Discussion ensued regarding rerouting water distribution through the tunnels. Discussion over emergency fixtures (i.e. eyewashes, showers). Art Dulong has been told they work and are tested.
   v. Most of the building does not have fire protection. The Gym, Boiler room and H-wing currently have ceiling sprinklers.
   vi. Joel Seeley indicated tonight we are covering inside systems. Outside systems will be covered another night.
   vii. Michael Fitzgerald asked if 10-15 years are left on the systems. Tom Watson indicated the domestic water system would have problems before that and the science area should definitely be addressed.

d. Andy Oldeman reviewed the mechanical systems.
   i. The heating system was completely renovated in1992-95. Unit ventilators in the classrooms seem to be operating effectively. Variable speed pumps would be beneficial.
   ii. The chillers were upgraded in 1992. The compressors life span is less. Most of the equipment is well maintained.
   iii. The unit ventilators appear to be working correctly. Molly Battle raised the issue of uneven heat. Acoustics are somewhat of an issue.
   iv. The mechanical system is currently a digital control system. The central control system which controls the schedule and main set-points is located in the Ripley building.
   v. There is a lack of sufficient fume hoods in the science and photography areas.

e. To stick within time constraints, Nancy McJennett and Joel Seeley suggested members e-mail Joel any discussion over the goals which can be reviewed at the next meeting.

f. Alex Pitkin reviewed architecture
    i. The roof is in good shape
    ii. The masonry is in good condition
    iii. The ramps do not meet current codes. Many toilets, doors, stairs, handrails, and other spaces do not meet code either.
    iv. Mr. Pitkin presented a list of groups within the school system with whom SMMA met to discuss program and space requirements.
    v. Would like to move through public spaces tonight first.
    vi. Will eventually propose an Educational plan (classroom sizes etc.)

IV. SCHEDULING OF NEXT MEETING

a. The next meeting of March 3, 2005 was confirmed for 6:00 PM in Conference Room #1 in the Ripley Building.

V. TOUR OF THE FACILITY

a. A tour of the high school ensued.

Respectfully submitted,

Eileen Comeau
Approved 3/3/05