

# QUINCY SCHOOL COMMITTEE

## FACILITIES AND SECURITY SUBCOMMITTEE MEETING

Tuesday, March 4, 2014

A meeting of the Facilities and Security Subcommittee was held on Tuesday, March 4, 2014 at 5:00 pm at Quincy High School. Present were Mrs. Kathryn Hubley, Ms. Barbara Isola, and Mr. Dave McCarthy, Chair. Also attending were Superintendent DeCristofaro, Deputy Superintendent Kevin Mulvey, Mr. Gary Cunniff, Ms. Shelly Dein, Mr. Michael Draicchio, Mr. Kevin Murphy, Mr. David Scott, Mr. Keith Segalla, Mr. Kevin Segalla, Mr. Christopher Walker, and Ms. Laura Owens, Clerk.

Mr. McCarthy welcomed everyone to the meeting and moved to the first agenda item, Solar Array Installation on school roofs. Mr. Walker introduced Dr. Kelly and Mr. Cohen from Power Management, who had presented preliminary information to School Committee last spring. Dr. Kelly and Mr. Cohen updated the Subcommittee on the preliminary steps that have been completed to date, qualifying bidders and receiving proposals. A five-member panel evaluated the proposals and selected SolarCity as the vendor. SolarCity is the largest solar entity on the United States, with more than 30,000 buildings in 14 states. SolarCity's contract with the city requires no installation costs or investment; the city purchases the energy produced at a contracted rate under the purchase power agreement (PPA). The engineering process is underway and a preliminary review has been done for all city buildings. Proposed installation sizes and locations were supplied in the presentation packet.

All city buildings had a preliminary evaluation and a more detailed evaluation of the age and condition of each roof will be needed to finalize the plan. Once the permitting process is complete, installation is a matter of weeks. The solar energy produced may be used internally to and excess energy generates credits. Maintenance is performed several times annually and the systems are expected to remain in place for 20 years.

Mr. McCarthy asked for a time estimate for a typical elementary school installation. It takes less than two weeks to assemble the array and then National Grid reviews the installation, prior to the commissioning. The arrays provide protection and potentially extend their life of each roof. Mr. McCarthy asked about potential educational benefits. Dr. DeCristofaro would like to see them become a business partner and participate in curriculum support, job shadowing, and other opportunities to be explored.

Mr. Cohen stressed that for most city buildings, the arrays will not be visible from the street. Mr. Walker suggested that public meetings would be held for schools that are in mainly residential neighborhoods. There is a proposed second phase to install solar carports and that would require more public input. Ms. Isola asked about the construction timeline; multiple installations will be

ongoing at the same time. Mr. McCarthy asked about installations at schools that may be planning major renovations; Mr. Walker said SolarCity will factor that into the final location decisions.

The Subcommittee agreed that Mr. McCarthy would summarize the discussion at the March 5 School Committee meeting and that another presentation was not necessary.

The next item on the agenda was Quincy High School; Mr. McCarthy, Mr. Cunniff, Dr. DeCristofaro, and Mr. Murphy had a walkthrough in late January which surfaced some issues. Mr. Cunniff said that steady progress is continuing to be made both through Maintenance and Contractual Services. Mr. McCarthy asked about several specific items and Mr. Murphy said that the sprinkler leaks have been repaired, the faucet is replaced, and outside lights have been upgraded. An issue with the fire doors and magnets damaging walls is still to be resolved. The elevator issue is related to roof-level ventilation and is still to be resolved. Mr. McCarthy asked about front and rear door issues; Mr. Draicchio said that the door issues were resolved by Signet on their most recent visit. Some outside lights in the ground are affected by water/ice, Public Buildings will look towards replacing.

Mr. McCarthy asked about an issue with work orders; Mr. Murphy said that some work orders were misdirected to the wrong email address, so there was a backlog that has now been resolved. Going forward, Custodians will copy Kevin Segalla on their maintenance request e-mails.

Mr. McCarthy asked for a status update of Central Middle School project. Mr. Cunniff said that the contractor and subcontractors are working on the punch list after school hours, on weekends, and during school vacation. Architects have completed their final walkthrough; Tishman is still involved and are working with architects on an analysis of the monetized punch list. A value has been assigned to each item not satisfactorily completed. Mr. McCarthy asked about whether some of the smaller items that could be easily completed by our own staff, but Mr. Cunniff said that the value of non-completed items is \$600,000. The City has held back \$1.6 million and the construction bond as surety for completion of these items. Mr. McCarthy asked about big picture issues with Signet or heating; Mr. Cunniff said the public address system and clock synchronization were resolved. Dr. DeCristofaro said there have been issues with cameras and access control, but Signet has been responsive.

Mr. Cunniff introduced Ms. Dein, Energy and Sustainability Director and Mr. Scott, Technical Manager as the newest members of the Public Buildings department. Both have gotten involved with many school building projects. Mr. Scott in a assessment of major heating issues at a number of school buildings. Ms. Dein has led the recent initiative to secure a grant to install LED lighting at Lincoln Hancock, Point Webster, Clifford Marshall, and Quincy High School; these new bulbs are expected to generate a significant savings in energy consumption.

Mr. Cunniff then reported on the Coddington Hall renovation project. Two-thirds of the new windows are installed and final exterior work will be ongoing with the roof almost complete. Interior drywall and partitions are being installed; many doors have been sent out for refinishing. Most of the mechanical work, including the generator, is complete. Elevator controls have been upgraded and the security plan finalized. Nauset Construction is on schedule for June 2014 completion.

The last item on the agenda was the heating audit requested by the School Committee. Principals and program coordinators were surveyed and responses were integrated with the master SIP/Maintenance requests list. Mr. Scott said that he has been responding to daily heating calls along with assessing ongoing issues. Ms. Isola asked about the heating issue at GOALS in the guidance office and Mr. Murphy will look into it. Mr. McCarthy asked if there were any major issues; NQHS has heat regulation issues. Mr. Scott said that a building control system survey was just completed; complicated by the original building and addition having different systems. Univents in original building are pneumatic; in the addition, there are electronic and pneumatic controls. New controls may help alleviate regulation issues. Other complications are that the NQHS heating units are on the outside wall and the vents that bring in fresh air sometimes do not close properly, exposing heating coil to frigid temperatures. Marshall had a similar leak this winter and Point Webster had a ruptured coil. Point, Marshall, and NQHS will have glycol added to their heating system or refreshed over Summer 2014. Mrs. Hubley asked about Wollaston and Merrymount; Mr. Scott said those are his next priorities; Lincoln Hancock, Point Webster, and Beechwood have been priorities and most issues have been resolved. Merrymount requires replacement controllers and these have been ordered.

Mr. McCarthy thanked all of the presenters and Public Buildings staff. Dr. DeCristofaro agreed that QPS's partnership with Public Buildings is beneficial to all of our students.

Mrs. Hubley made a motion to adjourn the meeting at 6:20 pm. Mr. McCarthy seconded the motion and on a voice vote, the ayes have it.