

Minutes of the High School Facilities
Building Committee Meeting

Present: Mary Altschaefl, Tom Gehl, Roger Johnson, Gary Jones (arrived later), John Ratzel, Dorothy Smaglick and Meg Wartman

Also: Glen Allgaier, Daniel Anderson, Robert Borch, Brett Bowers, Richard Brunner, Matthew Gibson, Corey Golla, Donald LaBonte, David Ross, and Robert Stieg of Boldt Consulting, Abie Khatchadourian and Scott Kramer of Plunkett Raysich Architects, and John Foster of C. G. Schmidt and Lisa Sink of the Milwaukee Journal Sentinel and Lori Weiss of CNI

Tom Gehl called the meeting to order at 5:00 p.m. in Room 161 of the Administration Building and thanked everyone for attending. He explained that the meeting focus would be Committee discussion on three major issues but that questions from others attendees would be welcome.

Mary Altschaefl moved to approve the Committee's proposed agenda. The motion was seconded by Meg Wartman and passed on a voice vote.

John Ratzel moved that the Committee approve the minutes for the July 8, 2008 meeting. Meg Wartman seconded the motion, and it was approved on a voice vote.

Corey Golla and Dan Anderson presented information on gym occupancy and usage. The Brookfield East partition wall (included in current budget) is desired for scheduling flexibility and to have two simultaneous, smaller competitions/practices. When divided, the gym could accommodate a large assembly (over 150 students) during gym classes. Without it, potential interruptions/distractions during competitions would severely limit other gym space use. Seating is needed on both sides of the partition, but only one would need a large number. Questions included if the partition should be in the middle and if two competitions could occur together with only one scoreboard. Placement in the middle was chosen partly because of the competition running track.

Normally, maximum athletic seating needed is 1,000, but there are rare cases when 2,000 attend. For graduations, 3,000 seats would be needed. The field house could handle up to 3,500 seats on the floor but, if this is desired, ventilation, etc. would need to be configured accordingly. Floor capacity of Brookfield Central's old gym is 1,580. Bleacher seating at Brookfield East is planned at 2,000. Dan Anderson urged that the new Brookfield Central gym be designed as the competition gym and include bleachers for use during tournaments, events, assemblies, and gym classes (bleachers are included in the current budget). A concern was raised whether this is an equity issue between schools and what voters expected from statements made during the referendum process. More bleacher seating could be bid.

The current Brookfield Central gym floor was last sanded in the early 1990s, and there is concern about some dead spots. The current budget includes sanding, refinishing and restriping. The allowance for the repair of an unknown number of dead spots is estimated at \$50,000, while floor replacement would be an additional \$151,320. A question was raised as to whether this expenditure should be removed and left to fund raising by parents and private groups, as was done by East 2000 for Brookfield East, with the dollars redirected to energy or other academic areas within the referendum project. There was a concern if the bleacher configuration would increase traffic on the gym floor for restroom use, concessions and exiting. The configuration was partly determined for future expansion capability, storage, and exiting requirements.

Dorothy Smaglick moved that the Committee recommend to the Board of Education that the schematic design budget document be accepted as presented while looking at the possibility of additional 200-seat bleachers. Mary Altschaeffl seconded the motion that passed on a voice vote with minimal dissent.

Rob Stieg, explaining that the project engineers are not far enough along to fully discuss potential HVAC systems, suggested that the Committee develop questions at this week's and next week's meeting for a later presentation. Suggested questions on a two-pipe manifold HVAC system included: the possibility of having two pipes going out with hot water and the same two coming back with cold; could all hot water be used on cold days; is it possible to have an adequately sized system for both heating and cooling; can heating and cooling be simultaneous; would more pumps be needed; is there any impact on univent size; any possible impact on shoulder days; is there a long-range impact; what would happen if a 12-month school year were adopted; what is the design criteria; is there an impact on comfort level; what are the operating costs; is there an ability to upgrade in the future; what type of controls would be needed; and are there credits for energy. General questions included how cooling versus conditioning of air would be addressed, what the life-cycle costs would be, what the cost differences between the different configurations would be, and how much it would cost to use solar heating for the pools.

Cautions were made that no energy-conservation measures were included in the referendum or schematic design costing. Funds would need to come from elsewhere. Roofs are not currently designed to hold solar panels, and future re-roofing would have the added cost of removing and reinstalling the solar panels.

Ice-storage systems were explained. Tanks are located on or beneath the ground. At night, when electric rates are lower, chillers run to make and store ice. That ice is used first the next day for cooling. This process may allow the use of a smaller chiller, but there is a concern about the night-time noise level. Payback, depending on electric rates, is expected to be one to two years. Questions included: tank location; chiller size; noise; air versus water cooling; if electric rate cost differentials will continue; and high efficiency versus condenser coils. The District's

intended direction needs to be determined by August 1. This leaves the Committee's July 22 meeting and the Board's July 28 meeting. Final commitment is not needed before the bid results.

Abie Khatchadourian presented information on the plans for building windows. The basic design includes two vertically oriented, operable casement windows in each outside room. The operable casements are about 1½ by 3½ feet that swing to the outside, and the total cost for both schools is about \$80,000. These windows are recommended for both ventilation and life/safety issues. They could be used on days when the outside temperature would limit the need for cooling. Concerns were expressed about relying on staff to open and close windows appropriately for ventilation and security; whether sufficient infiltration of air would occur; additional maintenance costs; fresh air already supplied by univents; safety only on the first floor and limited to the window size; the health issue of dust, pollen and allergens; and if future energy costs would make the flexibility of operable windows more necessary.

Dorothy Smaglick moved to approve the use of operable windows as presented in the current design. The motion was seconded by Mary Altschaefl and passed on a voice vote with almost equal dissent.

John Foster handed out cost control logs for both buildings and information on the design-assist process.

The Committee's next meeting will be in Room 161 of the Administration Building at 6:00 p.m. on Tuesday, July 22. The agenda for this meeting will include continued discussion of HVAC system and energy conservation options, kitchen plans, cost control logs, and the design-assist process. Requests for information to be available on the kitchen plans included: drawings of the proposed kitchens; what was included at Dixon and Brookfield Elementary; what the funding mechanisms would be; why this proposal is being made now; if codes are being met now and/or what is needed to meet code; and what the supporting arguments are. Members were asked to bring their calendars to the next meeting so plans could be made for future meetings.

Mary Altschaefl moved to adjourn the meeting at 6:50 p.m. Dorothy Smaglick seconded the motion that was approved on a voice vote.