

Minutes of the High School Facilities
Building Committee Meeting

Present: Mary Altschaefl, Tom Gehl, Roger Johnson, Gary Jones, Dorothy Smaglick and Meg Wartman

Absent: John Ratzel

Also: Glen Allgaier, Robert Borch, Matthew Gibson, David Ross, and Robert Stieg of Boldt Consulting, Gene Kanning of E. H. Kanning & Associates, Abie Khatchadourian of Plunkett Raysich Architects, and John Foster of C. G. Schmidt and Lisa Sink of the Milwaukee Journal Sentinel

Tom Gehl called the meeting to order at 6:00 p.m. in Room 161 of the Administration Building and thanked everyone for attending.

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

Meg Wartman moved that the Committee approve the minutes for the July 15, 2008 meeting, with a stipulation that the wording of the costs for work on the Brookfield Central High School gym floor be clarified. Dorothy Smaglick seconded the motion, and it was approved on a voice vote with minimal dissent.

Rob Stieg handed out subcommittee meeting minutes on HVAC system options and summarized the highlights. A two-pipe system may be possible at Brookfield East if it were started from scratch but would not otherwise be recommended because of insufficient pipe capacity, additional required controls and potential condensate/moisture problems. A "2 + 1" system (different from a three-pipe system) would use the existing two pipes for heating and add one for cooling. This system would work better at Brookfield East, because of the building's rectangular shape (lack of many "fingers"). The subcommittee's recommendation was to continue with the current budget's plan and request bids on a four-pipe system but request alternate bids on the "2 + 1" system. A concern was expressed that both schools should have similar systems so that one facility does not have the ability to heat and cool simultaneously while the other does not. Concurrent heating and cooling could be needed on days when sunshine heats up only classrooms on one side of a building. A question about adequate pipe insulation was also raised.

Abie Khatchadourian reported that there appears to be no need for more roof reinforcement to allow for solar heating panels and ballasts. This equipment could be done now or later for no additional structural cost. Questions remain on maintenance and re-roofing costs and whether the panels would protect and, thereby, lengthen the roof's life.

Information on partial-ice storage will be distributed later, and confirmation on the expected continuation of lower night-time electric rates has not yet been received. The upfront cost of a partial-ice storage system may be offset if fewer or smaller-sized chillers could be used. Questions remain on air-cooled and water-cooled chillers and condensing and non-condensing boilers. Computer modeling is being used to obtain more data on these systems. Committee members thanked the subcommittee for their time and effort in conducting this analysis.

A clarification was made that the four-pipe HVAC system but no solar heating or ice storage was currently in the design budget. Dorothy Smaglick moved and Meg Wartman seconded to recommend that the consultants proceed as described with bidding a four-pipe HVAC system and requesting alternate bids on the "2 + 1" system at each school. A concern about the advisability of air conditioning was raised. The motion passed on a voice vote with minimal dissent.

Gene Kanning of E. H. Kanning & Associates presented the schematic kitchen plans for both schools which were prepared following meetings with staff, visits to the schools and assessments of current equipment. Recommended changes at Brookfield Central include: relocating serving areas for better traffic flow, productivity and security (location out of the seating area); adding hand-wash sinks (and plumbing) for safety and code compliance; new exhaust hoods for code compliance and lowered operating costs; a new dish room design to alleviate congestion; and a dry storage area to replace the area lost. Brookfield East requires fewer changes: new exhaust hoods for code compliance and lowered operating costs; a small walk-in cooler to replace the current cooler that will become a walk-in freezer; and a new oven and kettle. John Foster reported that the costs for the kitchen plans are less than or equal to what was estimated at the time of the referendum. Concerns were offered that even if the costs are similar, more work is being done. If work is not recommended at this level, funds could be spent elsewhere. Requests were made for scaleable drawings of the current status and the recommended plans, a cost breakdown, differences in plans and costs if the new serving areas were not completed, and what equipment would be purchased for each school with the \$150,000 of food service fund reserves. Members agreed that some explanation of the planned versus the current costs was due to the Board of Education right away but that they were not ready to make any recommendations at this time. Gene Kanning was thanked for his planning efforts.

John Foster conveyed the results of a meeting held to revisit the Applied Technology and Engineering (ATE) space at Brookfield Central. Concerns about equipment currently in safety zones and blocked exits were reported, and the need for computer areas with both computers and work tables was explained. Space in this area is also used to house student construction projects. Concerns were raised about how loosely the current space is being used and whether those most interested in the issue were not currently present to provide input. Dorothy Smaglick moved to leave the ATE and the special education space the same as presented. Mary Altschaeffl seconded the motion that passed on a voice vote with minimal dissent and an abstention.

John Foster reviewed the current cost control logs for both buildings and explained that the reference to acoustical walls and ceiling panels referred to band, chorus and drama space. He also supplied a further explanation of how the design-assist process would function. Requests for pre-qualifications would be sent to all contractors interested in the HVAC and electrical portions of the project. Representatives of the District and the consultants would screen the responses to develop a short list to receive the requests for proposals (RFPs) and to review the RFPs. The expectation is that the design-assist contractor would start around September 1 and attend meetings to directly address design issues. Once the guaranteed maximum price has been bid and accepted, the District has a time and materials contract with a cap. Any savings belong to the District, and any overages are the responsibility of the contractor.

Dorothy Smaglick moved to accept the recommendation to use the design-assist process for the HVAC and electrical portions of the high school building project. Meg Wartman seconded the motion that passed on a voice vote with no dissent.

Members decided that their next meeting would be in the Board Room of the Administration Building at 5:30 p.m. on Tuesday, August 12. The agenda for this meeting will include continued discussion of HVAC system and energy conservation options, kitchen plans, cost control logs, and building interior plans. The Brookfield Central site bid package is scheduled to be sent on August 4, and the City of Brookfield public hearing will be during the week of August 11. Design development drawings are planned to be ready for distribution to the Committee by the end of August, and the structural engineering bid package for the building additions will go out on September 3.

Members were advised that a meeting was held with the Elmbrook Swim Club to review a proposed design for an added competitive pool at Brookfield Central, with the current pool being changed to a "learn-to-swim" pool. The plan calls for room for 1,500 spectators and may involve a redesign of locker rooms and a loss of parking that would need to be recovered elsewhere. The current estimated cost would be \$6 to 8 million. The purpose of the meeting was communication and coordination. While the plan may not move forward for many years, everyone wanted to be sure that the plans for the walls and mechanical systems would be compatible. Authorizations would be needed from the Finance and Operations Committee and the Board of Education.

Mary Altschaeffl moved to adjourn the meeting at 8:42 p.m. Meg Wartman seconded the motion that was approved on a voice vote.