

Town Building Committee
Regular Meeting Minutes
September 17, 2009

Present: Gerard Burkhardt
Abe Fisher
John Rhodes
Rob Sullivan
Raymond O'Connor

Also Present: Don Meltabarger, School Business Manager
Amy Renczkowski, of The Day
Jim Peckingham, Silver/Petrucci & Associates
Annette Keramidas
Paul Smotas

1. CALL TO ORDER

Chairman Burkhardt called the Town Building Committee Regular Meeting of September 17, 2009 to order at 7:30 p.m.

2. PUBLIC COMMENTS

There were no public comments at this time.

3. APPROVAL OF MINUTES

Mr. Burkhardt asked for additions, corrections or deletions to the Town Building Committee Regular Meeting Minutes of August 20, 2009.

MOTION: Mr. Fisher moved to approve the Town Building Committee Regular Meeting Minutes of August 20, 2009, as presented. Seconded by Mr. O'Connor.
(5-0) Unanimous

4. OLD BUSINESS

a. Payment of Bills.

1. Bill from the Recording Secretary for secretarial services for the Town Building Committee from August 19, 2009 to September 10, 2009, for a total of three hours.

MOTION: Mr. O'Connor moved to pay the bill from the Recording Secretary for three hours of secretarial services for the Town Building Committee from August 19, 2009 to September 10, 2009. Seconded by

Mr. Fisher. (5-0) Unanimous.

b. Discuss East Lyme High School Gym Floor and HVAC System. The following are issues with the HVAC system: 1) moisture in classrooms on the first floor at the north end of the High School, 2) a roof top unit that was not properly mounted on the roof deck and 3) there is a noise issue with the chiller at the north end of the building.

As far as the chiller installation is concerned, there is noise going to the second floor classroom. This unit operates mostly during the summer months. Noise experts have been asked to suggest a solution to the problem. The unit was temporarily isolated with sound dampening material. The manufacturer has sound isolation kits, but they do not guarantee them. This Committee recommends relocating the classroom and converting the present classroom to a storage area.

Mr. Burkhardt stated there are heating issues in the band room and moisture at the north end. Mr. Peckingham believes moisture is coming from the slab. He feels it is a matter of adjusting the time for the occupied and unoccupied cycle. We had a cold and damp July followed by humidity. The system is designed to bring outside air into the building. Part of the problem is caused by bringing in moist air into a cool building. Mr. Peckingham feels permanent dehumidifiers need to be installed. The units would run primarily in the summer when the building is not occupied. Once the school is occupied there would be enough loads for the air conditioning system to extract moisture. Silver & Petrucelli recommends installing dehumidifiers in seven or eight spaces.

Mr. Burkhardt stated the three art rooms on the western side, the woodworking shop and classrooms on the east side are controlled by the HVAC system. He asked if there was some way that the control system can be adjusted? Mr. Peckingham felt the control system can be used to help dry spaces, but there is no guarantee it can be done at all times. He felt strongly in order to guarantee that the humidity problems are taken care of you would need to install dehumidifiers. Mr. Peckingham agreed to prepare specifications to go out to bid by next week.

Mr. Rhodes stated he would like to see the dehumidifiers integrate with the HVAC system.

Mr. Burkhardt reported a quote has been received for units 12 and 13 on the roof top that are not mounted firmly on the deck. Mr. Peckingham stated there is a gap between the unit and the roof curb allowing air to come into the ceiling space. Often units are put on stilts in order to put the roof on. He agreed to look into it.

Ms. Keramidas stated this was an issue in the winter from an energy standpoint after the new roof was installed. The main office needs to use electric heaters at the High School. Mr. Peckingham stated the thermal envelop needs to be continuous. There would be energy loss with any lapse.

Mr. Peckingham reported the main problem in the practice rooms is that the system is not controlled. The air handling units are supplying air to those spaces only to temper the air to obtain a reasonable temperature. These rooms never have a need for heat. The control

contractors shop drawings state 55° air. The classrooms have all heating coils. It's a matter of making cooling available.

Mr. Peckingham reported when the locker rooms were designed, he selected a vent rate for the unit on spaces needed to exhaust. It turns out more air is being exhausted than can be made up. This is enough to create problems with sound issues, and it has become hard to close the doors. A faculty member has complained about odors from the locker room. It may be a matter of making minor adjustments to the fans to increase the outside air. Smaller units for the office may solve the problem. If pressure is a problem adjustments can be made to speed up the existing fans.

Mr. Meltabarger reported the President of the Teachers' Union has discussed noise in the classroom above the chiller unit. Mr. Burkhardt felt since there have been no proposals that guarantee the work and the sound is being transmitted through the structure, it is recommended that the classroom be moved.

Mr. Burkhardt received ARMARK's Final Commissioning Report dated July 2009 which Mr. Rhodes agreed to review.

Ms. Keramidas asked that the wind tunnel issue be taken care of.

c. Discuss East Lyme Middle School Gym Floor. Mr. Rhodes feels the sequence of the control can be modified for the HVAC system at the Middle School, primary gym and computer rooms.

Mr. Sullivan felt it is necessary to run the correct operation in the summer to protect the floor. Mr. Meltabarger agreed to discuss this with EMCORE.

5. NEW BUSINESS

a. Correspondence. There was no correspondence.

b. Boilers at the High School. The boiler replacement at the High School was tabled by the Board of Finance. Consideration will be given on all gas, a combination of gas and oil, as well as whether or not the current boilers have some life in them.

Mr. Meltabarger has had discussion with Mr. Formica who will forward the request to the Board of Selectmen. The Board of Education desires to go with natural gas. Mr. Peckingham stated the gas boilers come with integral controls. They monitor outside air temperature and adjust themselves accordingly. There is a 20 year warranty on the heat exchange.

Mr. Meltabarger stated it will take three to four weeks to install it. These units will take up less space.

c. High School Athletic Fields. Mr. Meltabarger reported a Worrell Grant in the amount of \$200,000 for the design work is being prepared. Bids were prepared and seven responses have been received. Discussions were held with Mr. Rhodes, Mr. Putnam and the Athletic Director.

6. ITEMS FOR FUTURE AGENDAS There was no discussion on items for future agendas.

7. ADJOURNMENT

MOTION: Mr. O'Connor moved to adjourn the Town Building Committee Regular Meeting of September 17, 2009, at 8:45 p.m. Seconded by Mr. Fisher. (5-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary