



To: Attendees
From: Annie Bearss | AB
Date: October 5, 2016
Comm. No: 162116

Subject: Independent School District #623
Roseville Area Schools: Long Range Planning Process
September 29, 2016 Physical Criteria Committee Meeting #2

This meeting was held at Roseville Area High School at 6:00 p.m. on Thursday September 29, 2016 to begin discussing the needs of the district from the perspective of the Physical Conditions Committee.

Discussion Topics:

- A. Vaughn Dierks from Wold reminded the group that it would be important to look at the bigger picture issues despite the amount of detailed information available. This approach would allow the group to focus on overall priorities. Vaughn invited the group to discuss any needs that were apparent after the last meeting:
 - 1. The group discussed security issues at Fairview Community Center.
 - a. It was remarked that when the building is in a lockdown situation, occupants in the pool lack proper communication to the rest of the building.
 - b. It was discussed that in general emergency communications are not adequate at Fairview.
 - c. As the building does not have a secure entry, and in fact has multiple entries, anyone can enter the building at any time. This can present a security issue.
 - 2. There is a need for ADA access updates at Parkview Elementary.
 - a. The access at the stage is particularly limited. Students with high physical needs use this space on a regular basis.
 - b. There is a need for a sensory room and a motor room in this building, as well as, confidential or private spaces to administer medicine. Vaughn mentioned that this type of need will be discussed in the Educational Criteria committee as it relates more to the functional use of the building as opposed to its physical condition.
 - 3. The group discussed the need for improved climate control in buildings.
 - 4. A question was posed about the rental use of the athletic fields and if this was in fact a source of income for the District.
 - a. Wold and the District will look into this matter further and provide more information at the next meeting.
 - 5. There are several automatic faucets in Brimhall Elementary School that do not turn off automatically as they should and could run for several hours.



6. The topic of operable windows and fresh air was discussed.
 - a. Many windows do not open fully in Brimhall Elementary. Due to poor controls, some windows remain open even in the winter as an attempt to regulate the temperature.
 - b. Vaughn discussed that most new school buildings, particularly in this climate, do not have operable windows because new controls and HVAC allow for more effective temperature regulation.
 - c. Vaughn also brought up that operable windows can lead to security issues if windows are left open overnight, as well as potential water damage issues.
 - d. The group also brought up that many spaces have been converted into small group spaces but do not have proper infrastructure, particularly ventilation, for their current use.
 - 1) This issue relates with items discussed in the Educational committee's criteria. The issues that overlap between multiple committees, such as inadequate infrastructure, will give the options committee a strong sense of what needs to be resolved.
7. The conditions of both pools in the District (at RAMS and Fairview) were discussed. Both pools would benefit from updates or improvements.
8. The group discussed the efficiency of the building systems in relation to overall maintenance costs.
 - a. Many buildings are in need of updated systems to yield higher energy efficiency.
 - b. There may be an opportunity to tie innovations in building systems into a teaching opportunity to learn about energy efficiency.
- B. Vaughn discussed the general feedback he received from the Wold team members that walked through the District buildings. They evaluated the buildings based on life cycle issues, efficiency and, lastly, on items that "would be nice to fix".
 1. The architectural team felt that in general the buildings were in good shape (with the notable exception of Fairview) and provided the following feedback:
 - a. The ceilings in the schools are in very bad condition, mostly due to lack of dehumidification.
 - b. There was very little tuck-pointing needed on brick exteriors, or other envelope issues.
 - c. Roofs and pavements were generally in very good shape, thanks to District planning.
 - d. Many of the durable surfaces were still in good condition, including casework.
 - 1) Some exceptions to this were cracked glazed block at Brimhall Elementary School and some cracked VCT at other schools at stress points.
 - e. There were ADA accessibility issues at single occupancy toilet rooms.
 - f. In several schools, lockers were in need of repair or replacement.
 2. The mechanical team provided the following feedback:
 - a. Fairview needs fire protection systems added.



- b. In several buildings ventilation systems need improvement. In many cases the air handling units are in relatively good condition but due to the tunnel air distribution system, the ventilation is inadequate and lacks efficiency.
 - c. Ideally, piping would be replaced with copper and steam boilers would be replaced with hot water boilers.
 - d. Ideally, dehumidification would be added to all buildings.
 3. The electrical team provided the following feedback:
 - a. All fire protection systems should be replaced.
 - b. Some of the electrical mains should be replaced.
 - c. It would be ideal to add occupancy sensors and trade out T8 lighting fixtures to something more efficient, such as T12 fixtures or LEDs.
 - d. It would be beneficial to upgrade PA systems and clocks in some cases.
 - C. The group began to compile items they would like to be included in the criteria:
 1. Fire safety.
 2. Air quality.
 3. Temperature/controls.
 4. Safety/security.
 5. HCAP accessibility.
 6. Winterize/weatherize (tight envelope).
 7. Lighting (efficiency, adequacy, lighting controls).
 8. Aesthetics.
 9. Electrical and mechanical upgrades.
 10. Environmentally conscious decisions.
 11. Baseline standards for restrooms.
 12. Obsolete flooring and finishes.
 13. Acoustics.
 14. Asbestos abatement.
 15. Do systems/building work how they are supposed to? (system flexibility)
 - D. Vaughn asked the group to begin to prioritize the criteria items and draft a criteria statement:
 1. The safety, health and comfort of our students, staff and community is critical to our District mission (“Quality Teaching and Learning for All...*Equity in all We Do*”).
 2. The following items would be of the highest priority (subject to change):
 - a. Air quality (temperature, ventilation).
 - b. Safety/security.
 - c. Life safety.
 - d. Accessibility.
 - e. Fix what is critically broken (example: Fairview skyway).
 - f. Dehumidification.
 3. The following items would be lower priority level, but still important:
 - a. Electrical capacity, quality, function.



- b. Aesthetics (?)
 - 1) Vaughn cautioned the group that it may be challenging to describe this to the community. (Subjective criteria, such as aesthetics, is rarely a top priority.)
 - 2) How can aesthetics be defined? What does this mean for Independent School District #623?
 - a) A cohesive, unifying presence.
 - b) "Looks like somebody cares."
 - c) Quality materials.
 - d) All District buildings would have a sense of identity – not identical to each other.
 - e) Areas that significantly stand out as inadequate compared to the rest of the District include:
 - i. Fairview Community Center.
 - ii. D-wing area of RAHS.
 - iii. RAMS athletics area.
 - iv. RAHS 50's-era athletics area.
- E. The names of the committee members in the Activities and Community committee and the Educational Criteria committee are on the District website (www.isd623.org) in the Facilities Planning section. Vaughn encouraged the group to reach out to the members of the other committees as community members if they have specific concerns that lie outside of the parameters of the Physical Conditions Committee.
- F. Wold will distribute meeting minutes following each meeting and will coordinate with the Communications Committee regarding methods of informing the general public. Independent School District #623 will also post meeting contents to the District website (www.isd623.org).
- G. Next Meetings:
 - 1. Thursday, October 6, 2016, 7:30 pm-9:00 pm
 - 2. Monday, October 18, 2016, 6:00 pm-7:30 pm
 - 3. Thursday, November 3, 2016, 7:30 pm-9:00 pm

cc: Vaughn Dierks, Wold

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