



To: Attendees

From: Annie Bearss | AB

Date: October 13, 2016

Comm. No: 162116

Subject: Independent School District #623
Roseville Area Schools: Long Range Planning Process
October 6, 2016 Physical Conditions Committee Meeting #3

This meeting was held at Roseville Area High School at 7:30 p.m. on Thursday October 6, 2016 to begin discussing the needs of the district from the perspective of the Physical Conditions Committee.

Discussion Topics:

- A. Vaughn Dierks from Wold started by asking if there were any thoughts since the previous meeting.
1. The group discussed the idea of “smart money” and whether it was financially responsible to have aesthetic improvements as part of the top priority list.
 2. A question was posed about where the savings from more efficient building systems would go in the District budget. Shari Thompson, the District Business Manager, discussed that if there were savings from more efficient systems they would most likely be absorbed by the additional cost of dehumidification in buildings. If there were significant savings that were not used up for separate operational cost, the money would be used for educational purposes.
 3. Vaughn confirmed that security has been discussed at length and is a top priority for the other two committees.
 4. A question was posed about quantifying air quality. Vaughn mentioned that there are code required levels for fresh air per occupant for buildings. However, the committee must decide if that is an appropriate baseline or if it would be more appropriate to require all buildings to have the same amount of fresh air as the District’s most mechanically advanced schools, or if another parameter would be a more appropriate baseline.
- B. Vaughn presented the following preliminary criteria based on the previous discussions:
1. We believe in the District Mission Statement: “*Quality Teaching and Learning for All...Equity in All We Do.*” Our criteria and prioritization should follow this approach.
 2. In order to maintain *Quality Teaching and Learning Spaces*, and provide for *Equity* in facilities, the physical conditions need to have as the highest focus for consideration:
 - a. Air Quality and Temperature.
 - b. Life Safety Items (Fire Protection, Code, etc.).
 - c. Safety and Security.
 - d. Accessibility.



- e. Dehumidification.
- f. Critically Broken or Damaged Areas and Spaces.
- 3. Air Flow to all Educational and Occupied areas should meet established applicable standards.
- 4. All buildings should have Fire Protection Systems, and Fire Alarm and Emergency Notification Systems.
- 5. All Buildings should have secure entries with appropriate hardware and infrastructure, as well as the ability to control building lockdown and interior spaces during emergency situations.
- 6. All student, staff and public areas should meet ADA standards for accessibility.
- 7. Learning areas need to provide environments that provide for occupant comfort to alleviate distractions and stress and allow for more productive outcomes.
 - a. Temperature control that allows for consistency in rooms.
 - b. Dehumidification of all Learning Areas.
 - c. Lighting levels appropriate to standards and tasks.
 - d. Acoustically sound spaces.
- 8. Options must consider ways to address the urgent or critical physical spaces in the District. These would include spaces that:
 - a. Allow moisture or water infiltration.
 - b. Create safety hazards for occupants.
 - c. Obscure or block safe exiting.
 - d. Areas that if left unaddressed would cause further deterioration.
- 9. Once the baseline criteria are met, options should address the following:
 - a. Electrical capacity and capability should plan for current demands of technology and equipment in infrastructure.
 - b. We are proud of Roseville Schools, and feel strongly that the aesthetics of the schools should reflect that pride. Options should consider the following ways to address this:
 - 1) Cohesive approaches to finishes inside of buildings.
 - 2) Identity opportunities that show all buildings are part of a District.
 - 3) Finishes that are durable and easy to maintain.
 - c. Energy Efficiency should be a priority for the District. Options and Long Range Plans should:
 - 1) Identify areas where existing systems are underperforming.
 - 2) Identify and plan for system upgrades that would have a five-year or less payback for implementation.
 - 3) Consider upgrades with a five to ten-year payback for possible implementation.
 - d. Sustainable design is an important value.
- C. The committee discussed the preliminary criteria:
 - 1. The criteria concerning dehumidification was considered.
 - a. The group discussed if dehumidification should be part of the air quality and temperature component. Vaughn mentioned that if most building systems were to be upgraded to comply with the air quality and temperature criteria, adding dehumidification would not be a significant cost driver.



- b. There was a suggestion to consider limiting the zones in which dehumidification is implemented based on where there is anticipated summer use.
 - 1) It is possible to use a control system which can schedule or monitor use per zone which can reduce costs operationally.
 - c. Currently, over 50% of students are involved in some type of summer programming. If there were dehumidification in more schools, these programs might have the ability to expand even further giving students more opportunities to be involved.
 - d. Dehumidification will increase the lifespan of finishes such as carpet, acoustic ceiling tiles, vinyl composition tiles (VCT), paint, etc.
2. The group discussed the criteria items pertaining to energy efficiency payback.
 - a. The group felt that the criteria should recommend identifying and planning for system upgrades that would have a ten-year or less payback for implementation as opposed to a five-year or less payback period.
 - b. The group felt that the criteria should recommend considering upgrades with a ten to twenty-year payback for possible for implementation as opposed to a five to ten-year payback period.
 3. The committee discussed the criteria item about addressing urgent or critical spaces.
 - a. It was suggested that this could also include spaces that have not been touched in thirty years.
 - b. The group decided to add spaces that are educationally or functionally broken to the list of specific spaces to be considered.
 - c. Vaughn discussed that many aesthetic issues may be resolved if major changes in infrastructure were to take place.
 - d. It was suggested that areas that are aesthetically mismatched and inappropriate should be included to this criteria.
 4. A question was asked about whether any other committees had discussed parking/parent pick-up. Vaughn informed the group that other committees had discussed it but that it was not currently a top priority. However, one of the benefits of having multiple District representatives present during committee meetings is that they can be aware of concerns in the community even if it is not included in the long range facilities planning criteria.
 5. The group discussed the criteria relating to safety and security.
 - a. Vaughn informed the group that the majority of the discussion in the other committees had been focused on secure entries and lock down procedures.
 - b. There were concerns about overbuilding security and eliminating a sense of shared communal space. It would be desirable to find a balance between peace of mind and being open to the community.
 - c. Vaughn shared that in discussions with law enforcement, they feel that successful security procedures rely on 10% of a building's function and 90% operational practices.
- D. Before the next meeting, the committee members should review and prioritize the draft criteria and evaluate if it is in line with the community values or if any major components are missing.



- 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. Meeting minutes for the other two committees will also be available on the District website.
- 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. Monday, October 18, 2016, 6:00 PM - 7:30 PM.
 - 2. Thursday, November 3, 2016, 7:30 PM - 9:00 PM.

cc: Vaughn Dierks, Wold

MV/ISD_623/162116/min/10.6.16 Physical Conditions