



## READING PUBLIC SCHOOLS

Administration Offices

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**TO:** Reading School Committee  
**FROM:** Dr. Harry K. Harutunian  
**DATE:** 6 March 1997  
**TOPIC:** Reading Memorial High School Renovations

Please find attached a draft of the expected use of the 1.85 million dollars that we are requesting at Town Meeting. As you can see we are still waiting for the cost of a designer. Based on this information, I believe we could easily spend the 1.85 million dollars in a very short period of time.

Periodically, we will be updating the School Committee as this information becomes more accurate.

If you have any questions, please contact me.

## RMHS 1.85 M Renovation

<b>Designer Cost</b>	<b>\$ TBA</b>
<b>Science Labs (3)</b>	<b>\$200,000.00 ✓</b>
■ 24 lab stations each room	
■ Exhaust	
■ Electrical Upgrade (Check Existing Power)	
■ Plumbing Upgrade	
■ Natural Gas	
■ What type Chemicals (Acids?)	
■ Upgrade Unit Ventilators	
<b>Concrete Column Repair</b>	<b>\$100,000.00 ✓</b>
<b>A.D.A. Issues</b>	<b>\$ 50,000.00 ✓</b>
■ Auditorium Bathroom	
■ Special Ed. Bathroom	
■ Field House Bathroom	
<b>New Energy Lighting Ballasts</b>	<b>\$250,000.00 ✓</b>
<b>HVAC Upgrade</b>	<b>\$600,000.00 ✓</b>
■ Steam Trap Replacement (300)	
■ Air Duct Cleaning	
■ Replace Domestic Hot Water Tanks & Mixing Valves (Aerco's)	
■ Replace OS&Y Gate Valves as required	
■ Upgrade Vacuum Condensate System	
■ Overhaul Boilers to ensure tightness regarding fumes	
■ Clean Boiler Flue & Stack	
■ Locate & Rebuild all Pneumatic & Control Valves ( Diaphragms )	
■ Replace Hot Water Coil in Audio Visual Area	
■ Replace Steam Coil under Auditorium	
■ Inspect, clean, repair/replace Unit Ventilators throughout as required	
■ Asbestos Abatement	
■ Improve Ventilation C101, C102, C103, C104 due to wall installation after original design.	
■ Air Condition Computer Areas	
■ Replace Roof Top Exhaust Fans Throughout	
■ Upgrade Energy Management System	
■ Check, adjust, and repair existing air compressors, air dryers and pressure controls serving the pneumatic system. Check all pneumatics for leaks and repair.	
■ Check the operation of all sensors, controllers, relays, thermostats, switches and actuators; calibrate, repair/replace as required.	

✓ Town Meeting approved

<b>Plumbing Deferred Maintenance &amp; Electrical Deferred Maintenance</b>	<b>\$200,000.00</b> ✓
<ul style="list-style-type: none"> <li>■ Replace water fountains throughout</li> <li>■ Update bathroom facilities with new water saving fixtures</li> <li>■ Emergency Generator Transfer Switch Not Properly Working (Old Bldg.)</li> <li>■ Install additional exterior lighting for walkways &amp; parking lots</li> <li>■ Upgrade lighting in Boiler Rooms.</li> <li>■ Pull additional feeders &amp; hang panels in appropriate areas needed</li> <li>■ Repair/Replace or add exit signs throughout building.</li> <li>■ Add circuits and outlets in classrooms</li> <li>■ Add Lighting to Field House</li> <li>■ Test main service conductors, insulation and main circuit breakers or potential problems.</li> <li>■ Upgrade all outlets so properly grounded</li> <li>■ Increase corridor lighting</li> </ul>	
<b>Local Area Network</b>	<b>\$ 150,000.00</b> ✓
<b>Intercom</b>	<b>\$ 50,000.00</b> ✓
<b>Roof Replacement</b>	<b>\$100,000.00</b> ✓
■ Science Building	
<b>Window Replacement (600 x \$150)</b>	<b>\$ 90,000.00</b> ✓
Warren Cochran will check on Federal Funding	
<b>Exterior Door Replacement (30)</b>	<b>\$ 24,000.00</b> ✓
<b>Locker Painting</b>	<b>\$ 15,000.00</b>
<b>Replace Gym Bleachers (600)</b>	<b>\$ 48,000.00</b>
<b>Resurface Girls Gym Floor</b>	<b>\$ 10,000.00</b>
100' X 80'	
<b>Replace Field House Floor</b>	<b>\$250,000.00</b>
220" X 140'	
<b>New Exits needed to address commons/link problem</b>	<b>\$ 50,000.00</b>
■ Two exits	
<b>Elevator Repairs</b>	<b>\$ 6,000.00</b> ✓

✓ Town Meeting approved

**Exterior Brick Repointing**

**\$ 50,000.00**

**Floor Tile Replacement**

**\$250,000.00**

**Total: \$2,493,000.00**

**TABLE OF CONTENTS**  
**REPORT ON THE WARRANT**  
**ANNUAL TOWN MEETING**  
**APRIL 14, 1997**

<u>Article</u>	<u>Title</u>	<u>Sponsor</u>	<u>Page</u>
1 ✓	Elections		2
2 ✓	Reports	Board of Selectmen	3
3 ✓	Instructions	Board of Selectmen	3
4 ✓	Amend C.I.P.	Board of Selectmen	4
5 ✓	Approve Payment of Prior Years Bills	Board of Selectmen	4
6 ✓	Adopt FY 1998-2007 C.I.P.	Board of Selectmen	5
7 ✓	Authorize Disposition of Surplus Property	Board of Selectmen	5
8	Modify FY 1997 Budget	Board of Selectmen	6
9 ✓	Approve Change in the Administrative Code	Board of Selectmen	9
10 ✓	Authorize the Sale of the Landfill	Board of Selectmen	11
11 ✓	Authorize Debt to Complete Improvements to Joshua Eaton School	School Committee	12
12 ✓	Authorize Debt to Complete Improvements to Birch Meadow School	School Committee	13
13 ✓	Authorize Debt to Improve the RMHS	School Committee	14
14 ✓	Authorize Acquisition of Map 65 Lot 8 at 16 Parker St. owned by David and Constance Russell for use as Police Station	Board of Selectmen	16
15 ✓	Appropriate Funds for Design of a Police Station	Board of Selectmen	17
16 ✓	Transfer of plat 123, lots 16, 32, 34, 48, 49, 62 and 139 for use as a Police Station	By Petition	18
17 ✓	Authorize Acquisition of 13 Union Street	By Petition	18
18	Appropriate Funds for Architect	By Petition	19
19	Appoint a Building Committee	By Petition	20
20	Reappoint Members of Police Station Building Committee	By Petition	20

4/14/97

In order to accomplish this goal, funds are needed in both the FY 1997 and the FY 1998 budget to prepare the necessary marketing materials including a "due diligence" report on the information gathered to date, appraisals, conceptual site development plans, and various state mandated environmental reports. By being proactive in preparing these materials and presenting them to the state, the Town will accomplish the pre-permitting of the site under MEPA (a potentially significant hurdle in the sale of the site), have a complete set of site reports "on the shelf" for developers to peruse during the RFP process, and impute additional sale value to the site.

Placeholder amounts of \$20,000 have been established in both the FY 1997 and FY 1998 budgets for these pre-marketing activities. The actual amount of funds to be requested is still under discussion by the Board of Selectmen. *Based on the latest available information presented to the Board, the total funding sought will need to be raised significantly above the \$40,000 level. The Board of Selectmen will provide revised information to Town Meeting Members and FINCOM as soon as it is available.*

**Finance Committee Report:**

The Finance Committee voted 6-1 to recommend the approval of Article 10 as presented. Proceeds from the sale or lease of the former landfill site and taxes generated by the property can have an immediate positive impact on the Town's finances.

**Bylaw Committee Report:** No report.

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**ARTICLE 11** To see what sum the Town will raise by borrowing, or transfer from available funds, or otherwise, for the purpose of constructing additions, remodeling, reconstructing and making extraordinary repairs to the Joshua Eaton School on Summer Avenue, including the costs of original furnishings and equipment, engineering and architectural fees, inspection fees, relocation costs, contingencies and related expenses incidental thereto and necessary in connection therewith, said sum to be expended by and under the direction of the School Committee; and to see if the Town will vote to authorize the School Committee to file applications for a grant or grants to be used to defray all or any part of the cost of said school renovations and additions and related matters, and to see if the Town will vote to authorize the School Committee to enter into all contracts and agreements as may be necessary to carry out the purposes of this Article, or take any other action with respect thereto.

School Committee

**Background:**

Joshua Eaton School was renovated and expanded under authorization given by Town Meeting and work completed last year. However, there is need for additional work in order to make that project complete, and the sum of \$350,000 is being requested to complete the project. The project is eligible for State SBAB reimbursement on the same basis as the original project, and the reimbursement schedule has been built into the capital financing plan. The work contemplated includes the following:

7/14/97

Painting	\$ 30,228
Install area network	\$ 60,000
Replace flooring	\$ 90,000
Refinish flooring	\$ 6,000
Replace roof	\$ 20,000
Install video network	\$ 12,500
Upgrade lighting	\$ 90,864
<b>Subtotal</b>	<b>\$ 310,276</b>
Contingency	\$ 39,724
<b>Total</b>	<b>\$ 350,000</b>

The source of funding is through the sale of bonds, the same funding mechanism that was used for the original project.

**Finance Committee Report:**

The Finance Committee voted 7-0 to recommend the approval of Article 11 in an amount not to exceed \$350,000. The Finance Committee, through its Capital Improvements Advisory Subcommittee, has observed the building deficiencies, as noted, and strongly supports completing the remaining renovations and technology initiatives.

**Bylaw Committee Report:** No report.

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**ARTICLE 12** To see what sum the Town will raise by borrowing, or transfer from available funds, or otherwise, for the purpose of constructing additions, remodeling, reconstructing and making extraordinary repairs to the Birch Meadow School on Arthur B. Lord Drive, including the costs of original furnishings and equipment, engineering and architectural fees, inspection fees, relocation costs, contingencies and related expenses incidental thereto and necessary in connection therewith, said sum to be expended by and under the direction of the School Committee; and to see if the Town will vote to authorize the School Committee to file applications for a grant or grants to be used to defray all or any part of the cost of said school renovations and additions and related matters, and to see if the Town will vote to authorize the School Committee to enter into all contracts and agreements as may be necessary to carry out the purposes of this Article, or take any other action with respect thereto.

School Committee

**Background:**

Birch Meadow School was renovated and expanded under authorization given by Town Meeting and work completed two years ago. However, there is need for additional work in order to make that project complete, and the sum of \$600,000 is being requested to complete the project. The project is eligible for State SBAB reimbursement in the future on the same basis as the original project, but the timing of this reimbursement is uncertain and has not been incorporated into the Capital Improvements Program financing plan.. The work contemplated includes the following:

Painting	\$ 32,228	18,000
Install area network	<del>\$ 60,000</del>	49,000
Replace flooring	\$ 96,684	58,456
Replace roof	\$ 161,140	145,140

4/14/97

Replace HVAC Units	\$ 120,000	54,000
Install video network	\$ 12,000	11,000
Upgrade lighting	<u>\$ -64,456</u>	38,000
<b>Subtotal</b>	<b>\$ 540,508</b>	<b>571,500</b>
Contingency	\$ 59,492	58,500
<b>Total</b>	<b>\$ 600,000</b>	

The source of funding is through the sale of bonds, the same funding mechanism that was used for the original project.

**Finance Committee Report:**

Action pending. A final vote on this Article was not taken at the Finance Committee's March 19, 1997 meeting. The Committee supports the project in concept, but has asked the School Department to review its cost allocations to see if the original windows in the old part of the school could be replaced as part of this project.

**Bylaw Committee Report:** No report.

**ARTICLE 13** To see what sum the Town will raise by borrowing, or transfer from available funds, or otherwise, for the purpose of constructing additions, remodeling, reconstructing and making extraordinary repairs to the Reading Memorial High School on Oakland Road, including the costs of original furnishings and equipment, engineering and architectural fees, inspection fees, relocation costs, contingencies and related expenses incidental thereto and necessary in connection therewith, said sum to be expended by and under the direction of the School Committee; and to see if the Town will vote to authorize the School Committee to file applications for a grant or grants to be used to defray all or any part of the cost of said school renovations and additions and related matters, and to see if the Town will vote to authorize the School Committee to enter into all contracts and agreements as may be necessary to carry out the purposes of this Article, or take any other action with respect thereto.

School Committee

**Background:**

The architectural study of RMHS that was authorized by Town Meeting concluded that the High School's physical plant is in need of much repair, if not replacement. Given the need to maintain the facility until some time in the future, the School Committee proposes spending \$1.85 million until the community can decide on a more long term solution to the problem. One very important facility issue at the High School that must be addressed immediately concerns science laboratory space. To continue the High School's accreditation without blemish, the New England Association of Schools and Colleges is requiring three (3) classrooms in the science wing to be upgraded to allow for appropriate science instruction with laboratory space. This will require approximately \$200,000 of the \$1.85 million to be used for that purpose. The other work we propose to do is included in the following list with preliminary estimates.



April 14, 1997

Science Labs	\$200,000
Concrete Column Repair	\$100,000
A.D.A. Issues	\$ 50,000
New Energy Lighting Ballasts	\$250,000
HVAC Upgrade	\$600,000
Plumbing Deferred Maintenance & Electrical Deferred Maintenance	\$200,000
Local Area Network	\$150,000
Intercom	\$ 50,000
Roof Replacement	\$100,000
Window Replacement (600 x 150)	\$ 90,000
Exterior Door Replacement (30)	\$ 24,000
Locker Painting	\$ 15,000
Replace Gym Bleachers (600)	\$ 48,000
Resurface Girl's Gym Floor	\$ 10,000
Replace Field House Floor	\$250,000
New Exits needed to address commons/link problem	\$ 50,000
Elevator Repairs	\$ 6,000
Exterior Brick Repointing	\$ 50,000
Floor Tile Replacement	\$250,000
	<hr/>
	\$2,493,000

The School Department is hopeful that final estimates for the work will be well under those listed above. If costs will exceed the \$1.85 million requested from Town Meeting, minor work in the areas of painting, floor replacement, exterior brickwork and tile replacement will not proceed. This project may at some time in the distant future be eligible for partial or full reimbursement through the Massachusetts Department of Education's School Building Assistance Bureau but at this time, we do not anticipate reimbursement nor has an assumption about reimbursement been incorporated into the Capital Improvements Program financing.

**Finance Committee Report:**

The Finance Committee voted 7-0 to recommend the approval of Article 13 in an amount not to exceed \$1,850,000. A number of the projects contemplated by the School Department address health and safety issues, accreditation requirements and technology initiatives. In addition, several projects address improving the school's energy management which will produce operating savings and better working conditions. The Committee has emphasized that the safety and energy management items should be done as soon as possible in order to maximize operating efficiencies.

**Bylaw Committee Report:** No report.

Capital Projects Schedule

Description of Symbols: ? = Where's the Bill, \$ = Sent Bill to be Paid., \$\$ = Bill Paid

Updated 9-3-97

Proj #	School	Job Description	% Complete	Proj. Total	Comp/Date	Contractor	Dept #	Obj Code	Date/Paid	Symbol
RPS 97-01	Barrows	Relocate 2 Portables	100%	\$49,369	8/22/97	Pope Bldg Systems	208	5825		\$
	Barrows	Portables - Fire Alarm	100%	\$2,100	8/25/97	Pope Bldg Systems	208	5825		\$
	Barrows	Portables - Electrical	100%		8/27/97	In-House				
	Barrows	Portables - Carpentry	98%	\$6,250	8/23/97	Pope Bldg Systems	208	5825		\$
	Barrows	Portables - Plumbing	100%	\$12,638	8/26/97	Pope Bldg Systems	208	5825		\$
RPS 97-02	RMHS	Plumbing - Rise Program	100%	\$9,973.37	8/15/97	Mackin Plumbing	286	0000	8/19/97	\$\$

Proj #	School	Job Description	% Complete	Proj. Total	Comp/Date	Contractor	Dept #	Obj Code	Date/Paid	Symbol
	RMHS									
	1.85M									
		Designer Cost								
RPS 98-05	RMHS	Science Labs	DSB-Designer							
RPS 98-06	RMHS	Concrete Column Repair	DSB-Designer							
RPS 98-07	RMHS	ADA Bathrooms	DSB-Designer							
RPS 98-08	RMHS	New Energy Light Ballast	RFP-Energy							
RPS 98-09	RMHS	HVAC Upgrade	RFP-Energy							
RPS 98-10	RMHS	Plumbing & Electrical Maint.	RFP-Energy							
RPS 98-11	RMHS	Local Area Network	RFP-Cindy							
RPS 98-12	RMHS	Intercom	RFP-Cindy							
RPS 98-13	RMHS	Roof Replacement	Samafil/Spec							
RPS 98-14	RMHS	Window Replacement	RFP-Energy							
RPS 98-15	RMHS	Exterior Door Replacement	RFP-Energy							
RPS 98-16	RMHS	Elevator Repairs	Spec. 98%							
	RMHS	Exterior Brick Repointing	Non-Funded							
	RMHS	New Exits-Common/Link	Non-Funded							
	RMHS	Replace Field House Floor	Non-Funded							
	RMHS	Resurface Girls Gym Floor	Non-Funded							
	RMHS	Replace Gym Bleachers	Non-Funded							
	RMHS	Locker Painting	Non-Funded							