

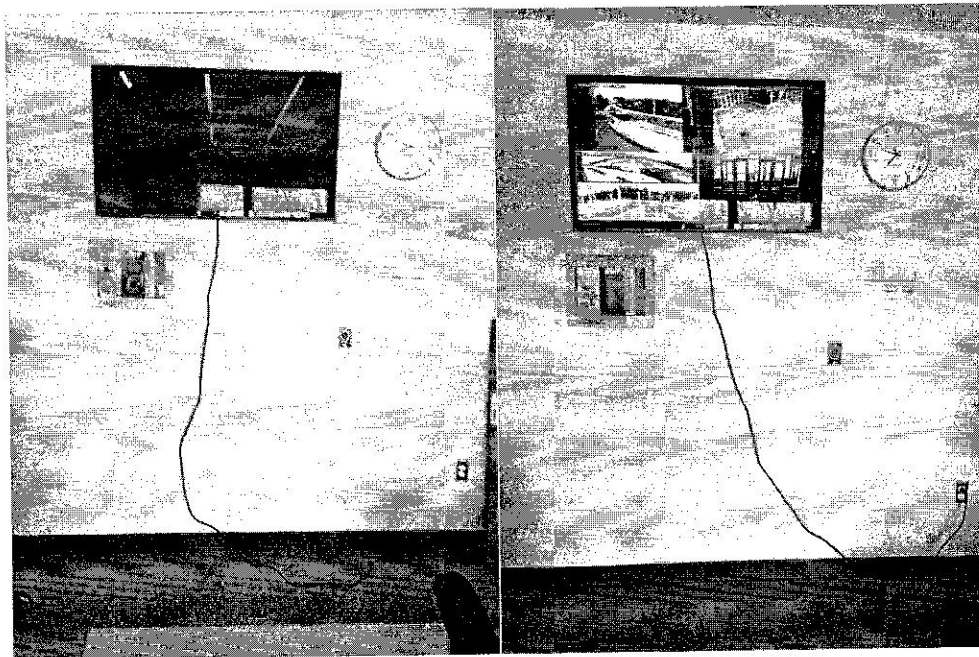
North High School Security System

The school security system at North High is perhaps the most state-of-the-art system that is in operation within the Worcester Public Schools. The system has a fairly elaborate monitoring and recording system with superior color, picture quality, and interior and exterior coverage. The system can be monitored within the existing monitor system, “on-the-go” through administrator iPads within the school; and remotely through secure internet connection.

The system has been fully operational since installation and has not been offline once since the school opened. An additional television monitor was added to the principal’s office after the system was installed, although it was neither installed as part of the security system installation nor by the WPS Facilities staff.

As the photograph below shows, the Facilities Department sent an employee to check the status of system based on concerns raised at the School Committee. Upon arrival, the television monitor was unplugged. Upon connecting the plug and turning on the television, the viewing security cameras are fully functioning in the principal’s office.

The only work order on file with the Facilities Department is to move the electrical outlet (in the photo below) from the floor level to behind the television in order to hide the long cord. This is not considered a “critical path” work order and will be addressed in the normal sequencing of all other electrical work order requests.



North High School Warranty Work

The facility was granted certificate of occupancy on July 26, 2011 and began the warranty period for the school. The one year warranty period ended in July of 2012.

Approximately 90 warranty related requests were initiated to the construction company and various sub-contractors. The following types of repairs address utilizing the warranty process:

1. Numerous elevator related issues repaired (see additional information below)
2. Radon pipes leaking water in various areas
3. Hand faucets in every bathroom were replaced
4. Numerous hand dryers were replaced
5. Water treatment system repairs
6. Sprinkler system repairs
7. Acid neutralization system repairs
8. Numerous fire alarm related repairs
9. Numerous phone system related repairs
10. Numerous HVAC system related repairs (see additional information below)
11. Numerous floor tiles were replaced
12. Numerous door lock repairs

It is not uncommon or unexpected to have the number of warranty issues addressed in the first year for a school building of this size and building systems complexity.

There was specific concern raised relative to the elevator at the school. There were a number of repairs made to the elevator during the warranty period. These items included a circuit board replacement, power failure system reset, and door and car alignment adjustments. The circuit board replacement is a current issue at the school and the manufacturer is addressing the fix.

The power failure system reset issue has been resolved through the installation of a short term battery supply. If a power outage at the school lasts for a short duration, it is no longer necessary for the entire elevator controls to be reset when power is restored. The most common maintenance to elevators are the door and car alignment. This is an on-going issue and regular care and maintenance will be on-going. Holding elevator doors open using the emergency stop mechanism (rather than the open door button) causes doors to become misaligned and requires a shutdown and maintenance.

There are no issues that rise to the concern of extended warranty for the elevator at the school.

There have also been questions regarding the school's HVAC system. Since the school opened, there have been warranty and repair items relative to controls reprogramming, cooling tower, chiller reprogramming, water treatment modifications, pump, VAV box, condensate pump replacement, and valve replacement. The HVAC system is currently fully functioning except for the library area. This current issue involves controls and is being addressed by the vendors. Some of this work has been done through warranty-type coverage.

Again, there are no issues that rise to the concern of extended warranty for the HVAC equipment at the school. North High is a state-of-the-art school in terms of technology both in terms of classroom equipment but also building operations. As items arise, the Facilities Department addresses them quickly and with the least interruption to student instructional time.

In addition, the School Committee requested that the Administration provide a report as to the prospect of hiring a commissioning agent for Nelson Place School. The Massachusetts School Building Authority **requires** that all schools constructed under their program receive the services of a commissioning agent. In fact, MSBA fully funds these expenses for these services. North High School also utilized a commissioning agent.