


Horace Mann Addition/Renovation Project

DRC Project Update		
Date: Wednesday, September 11, 2024		
Date: Zoom Meeting (online)		
Time: 7:30PM		
Attendees:		
See attached Sign-In List for Design Review Committee, City Staff and Project Teams. The list below includes Horace Mann School Building Committee members as well as Community members who were in attendance.		

Alex Valcarce opened the meeting at 7:31PM.

NV5 and Raymond Design Associates (RDA), along with their consultants were in attendance. Steven Watchorn (RDA), Lam Pang (Thornton Tomasetti) and Dominick Puniello (GGD) provided an overview of design updates and refinements which transpired since the DRC meeting last month. Agenda items were as follows:

Project Schedule

Tom Murphy, NV5, reviewed the project schedule, showing the Design Development phase ending with the submission of the DD estimating set on October 4. A link to the set will be sent to the DRC for their review and comments. Questions will be compiled by NV5 and responses forwarded to DRC members when completed.

Site Improvements

Steven Watchorn, RDA, reviewed the overall site design highlighting the site improvements that had been discussed with the DRC at past meetings.

Sustainability

Lam Pang, Thornton Tomasetti reviewed the sustainability aspects of the project design indicating that the overall area weighted u-value of .124 passes the envelope analysis. In response to a question, he noted that the specialized code does not affect the envelope for this project. He reported that the energy model passes the stretch code requirements and yielded an EUI of 34.1 compared to the ASHRAE baseline of 71.6.

HVAC

Dom Puniello, GGD, presented the current HVAC design proposed for the project. He noted that the existing boiler was replaced in 2013 and the ERV in 2019 and those would remain in place and be utilized for the renovation areas of the project scope. The new addition would utilize a new air source heat pump VRF (Variable Refrigerant Flow) system which could heat and cool simultaneously with the same equipment. In response to a question regarding the potential use of a Mitsubishi hybrid system, Dom indicated that this was considered but the initial high cost and maintenance costs were potential drawbacks.

He noted that each classroom would be its own zone for heating and cooling and would utilize an ERV. The gym would utilize a new RTU as would the cafeteria. The kitchen would have a MAU. Classroom ventilation would be demand control through a CO2 sensor.

Overall Building Design

Steven Watchorn, RDA, reviewed with the Committee the current building elevations. He noted that the energy model assumed a 24% window ratio and that some windows were reduced or eliminated to achieve that percentage, but the overall window arrangement did not substantially change. DRC members commented that glass could be eliminated in the stair rather than student spaces to achieve the lower percentage. Steve presented an image of the gym windows which represented an alternate design to the ribbon windows. This option was due to the extensive structural work that would be required at the existing wall to meet the current structural code requirements. The team indicated that both options would be studied further, and estimated costs established for consideration. A similar condition exists at the existing classroom wall near the rear entrance and will also be further studied.

QUESTIONS/COMMENTS

Respectfully submitted,
Tom Murphy - NV5, Inc.

[End of 09/11/24 Meeting Minutes]

Attachments:

- Sign In and Attendance List