

SALEM SCHOOL BUILDING COMMITTEE
SEPTEMBER 22, 2010
MEETING MINUTES

Attending:

Elbert Burr, Chair

Carol Traggis

Diane Woronik

John Bernier

Diane Weston, Secretary

Dick Asafaylo

Bob Green

Don Bourdeau

Absent:

Donna Leake

Guests:

Hugh Pearson

Call to order:

Chairperson Elbert Burr called the meeting to order at 6:45pm.

E. Burr discussed the presentation by Hugh Pearson at the last meeting.

E. Burr presented a project list for the Committee for review. Discussion took place concerning the list, not necessarily in order.

1. Roof Replacement 40-94
2. Replacement of windows
3. Renovation of bathroom's
4. Gut boiler room, replace electrical cabinets
5. Replace oil tanks
6. 40-73 ventilation – discussion and explanation of circulated air system
7. Electrical upgrade

J. Bernier questioned how close the estimated expenses are to real figures of cost of the project. Hugh Pearson told the Committee the estimated expenses are ballpark figures, but safe estimates of projects. There is a 20% cost over expense built in to the figures.

Discussion took place concerning the roof replacement. It was discussed the 94 roof is 17-18 years old and still has useful life left. Hugh Pearson explained the process of the State reimbursement and do package bids of the 40-88 roof. They could do the 94 roof as a separate project.

The preliminary priority list is as follows:

1. Roof replacement 40-88
2. Replacement of windows: 40, 63, 73. Reglazement of some windows.
3. Masonry work to be done in conjunction with windows.

4. Exterior door replacement
5. ADA – addition to existing fire alarm systems, bathrooms
6. Plumbing in the 40-73; needed sinks in classrooms will be researched.
7. Bathroom facilities – what will be replaced/renovated; what codes are involved.
8. Boiler room: gut the complete room, replace existing boilers. H. Pearson explained the heating systems to be installed and how a balance of air flow is needed. The recommended boilers are from Smith. It was discussed to see if any Federal reimbursements might be available.
9. Mechanical – ventilation and ductwork should be done with roof. Reimbursement will only cover new system. No individual units will be able to be installed in separate classrooms due to codes. Discussion about air conditioning and humidity.
10. Electrical – replacement needed, account for future upgrades.

Phase 1 will consist of the roof & boiler together.

Phase 2 will be the rest of the items to follow 1 to 2 years after Phase 1 due to reimbursement schedules.

The timing of work was discussed and if it could be completed within the 12 weeks of summer break.

Ceiling replacement in the 40's was discussed.

Bathrooms in the 40's "gang" style with ADA inside discussed.

October 5 will be the presentation to the BOS.

The minutes of the September 8 meeting were reviewed.

M/S (C. Traggis/J. Bernier) to approve the September minutes. Vote: unanimous.

Public Comment

Residents expressed concern about the difference in the estimated expenses as to what was reported at the last BOE meeting. The Committee explained how they come up with the conclusions as they did keeping in consideration what the residents of Salem would want to see budgeted for the project.

The phases were discussed along with ADA compliances.

BOE member Steve Buck expressed concern with the 88 addition, window and high heat in the months of May and June. He asked the Committee if awnings or overhangs could be incorporated in the plans.

He also discussed the roof and ventilation, and the single bathrooms are a problem in the school.

BOE member Linda Robson questioned about the 94 roof and if the Committee should also group replacement of the roof with all the roofs. It was explained about the reimbursement procedure and reimbursement would be less due to the nature of the work.

J. Bernier explained the BOE specs need to match the presented project.

Adjournment at 9:45.

M/S (D. Asafaylo/B. Green) to adjourn. Vote: unanimous.