

**SALEM SCHOOL BUILDING/CONSTRUCTION COMMITTEE
MEETING MINUTES
July 14, 2011**

Attending:

Elbert Burr, Chairperson
Steve Buck Allyson Geida
Robert Green
William Weinschenker
Absent: John Bernier

Guests:

John Ireland
Kevin Sgorbati

Chairperson Elbert Burr opened the meeting at 7:35 P.M.

1. Approval of minutes.

M/S/C (Buck/Geida) to approve the July 14, 2011 minutes as amended:

2. Review of Boiler Replacement Project Bids

First Selectman Kevin Lyden and Town Attorney John Butts will begin the process for the formal contracts with EMCOR New England Mechanical.

Vote: Burr, Buck, Geida approved; Weinschenker abstained.

2. Additions & Revisions
None

3. Discuss Testing of PCB's

Environmental Science (Mystic Testing) will be able to start testing on the window chalking for PCB's on Thursday, Friday & Monday. A report will be ready one week later. A summary will be sent to members of the committee on the findings.

4. Review Preliminary Drawings of the Reconstruction Work to be started in 2012

John Ireland discussed current building, federal and state codes for renovation project.

Information was given to the Committee members for the Schematic Design Phase & Facilities Assessment for the Town of Salem, Salem School.

John Ireland proceeded to inform the Committee concerning the bathroom fixture count and what is needed per code. The count needs to be increased from what is available at the school now. It was discussed if the showers are needed in the facilities by the gym. Don Bourdeau will be asked if the showers are needed due to the building's use as an emergency shelter.

The outdoor courtyard is considered an “outdoor classroom” by the State. Due to this, a line of sight to the outside is needed. John Ireland discussed design options with the Committee.

E. Burr was concerned that this is not the plan presented to the Salem School Board of Education originally. The Committee discussed that a Board of Education presentation will be done when needed.

Kenneth Sgorbati discussed the ventilation system and the differences between the Designated Outdoor Air Systems.

According to code, the ventilation system is energy efficient. There is no code violation for the existing system.

Steve Buck expressed concerns about having a system that will make the areas comfortable for teachers and students.

The windows that will be installed were discussed. Using blinds and/or shades will also help the heat/cool loss for the new windows.

A ½” slope is required per code for the roof. This means the insulation will be increased. It was also discussed about using a white roof for reducing the heat load on the building.

It is in the plans now to for the pipes to be replaced. Testing can be done on the pipes for an estimated expense of \$4500.00. This will not be needed to be done if the pipes are being replaced.

Don Bourdeau will be asked about water treatment drawings. They are needed by Silver/Petrucci.

Heating was briefly discussed and if zones for each room would be wanted.

The existing electrical service is fine. The distribution will be upgraded with new feeders/panels to the classrooms. Emergency lights need to be replaced and fire alarms need modification.

Discussion took place on the roof drains and how they will be installed.

A general contractor will be hired.

The project should be ready for bidding in January 2012.

A projected schedule will be the roof to be done in the summer of 2012, staged sequencing for classroom work in the fall of 2012; work will be completed by the winter break 2013.

Wednesday August 17, 2011 at 7:00pm will be the next meeting.

Discussions will be needed for the ventilation, layout of toilets, courtyard, and showers.

5. Discuss September Meeting with the State School Division

John Ireland told E. Burr a meeting needs to be set up now with the State. The State is scheduling meetings for the October/November 2011 timeframe. E. Burr will contact Kim at Salem School.

6. Thursday Meetings at Salem School

There will be weekly meetings at the school on Thursday's at 2:00 P.M.

M/S/C (Green/Weinschenker) to adjourn meeting at 9:50 P.M. Vote: all approved.

(See Silver/Petrucci 8/10/11 minutes attached.)

Respectfully Submitted
Diane Weston
Recording Secretary

UNAPPROVED