

SALEM SCHOOL BUILDING COMMITTEE

MAY 20, 2010

MEETING MINUTES

Temporary Chairperson Dick Asafaylo opened the meeting at 7:10pm.

1. Introductions

Introductions of the Committee members were done.

Members include Dick Asafaylo, John Bernier, Elby Burr, Bob Green, Carol Traggis, Diane Woronik, Donna Leake (not present), and Diane Weston as Recording Secretary.

2. Organization

a. Chair, Vice Chair, Secretary

D. Asafaylo asked for members for position of Chairperson and Vice-Chairperson. It was decided to return to this later in the meeting. Diane Weston will serve as recording secretary.

b. Quorum and voting

A quorum will consist of 50% + 1 members attending (4). Voting will follow Roberts Rules (majority). A tie defeats a motion but the motion can be reinstated.

c. Meeting frequency and schedule

The BOS has asked for a report on the first Tuesday of October at their meeting.

The setting of meetings will be decided later in this meeting.

B. Green will have a CD available for members to review past reports. He informed members the January 2009 final draft of the MPN report for every year of delay of project, it is estimated there is a 7% increase in cost.

It was discussed to have weekly/biweekly meetings. Reports from the past Salem School Building Committee will be reviewed before the next meeting.

3. Nominations and voting for Chair and Vice Chairperson

Discussion took place concerning the Chair and Vice-chair positions.

M/S (Asafaylo/Bernier) for Elby Burr to serve as Chairperson for the Salem School Building Committee. Vote: unanimous

M/S (Asafaylo/Traggis) for John Bernier to serve as Vice-chairperson for the Salem School Building Committee. Vote: unanimous

4. Discuss the Committee's charge.

The BOE specs were presented to the committee. The specs are what the BOE recommends is needed to run the school in an efficient manor.

B. Green explained the specs to the committee. Discussion followed concerning the footprint of the building, modifying the footprint, and the priority of the projects. The projects need to be conformed to the BOE specs for reimbursement.

D. Asafaylo discussed the expense of the project; the BOS have no agreement on the expense of the projects. It was discussed if the project should be a "renovation" versus a "band aid" approach.

From the previous committee, the Town of Salem paid for the architect work. There is \$4,500.00 left in the SSBC budget. Hiring a project manager works out well to help coordinate with the construction company. An estimate of project needs to go to the BOS first, then BOF.

5. Discuss getting started, including need for additional information, school facility tour, potential architect support and emerging items.

D. Woronik suggested the committee address the needs first and work from the last set of plans. The roof, electrical, water and heating (in that order) according to the BOE specs.

E. Burr believes first is the safety, health and welfare of the students and faculty; this details what items should be done in order.

B. Green expressed his dismay with Chuck Boos and feels as though the BOE was not keep up to date during the last SSBC project.

There are approximately 490 students enrolled in the Salem School.

The State of Connecticut law has changed for the square footage allowed per student. More space is allotted per student now. Only the class room space is measured for state specs, the hall space is not accounted for.

This committee's focus will be on what needs to be done for the building.

The project can only be considered a “renovation” if waivers are accepted. The reimbursement for this is 30% the expense of the project.

First Selectman Kevin Lyden spoke to the committee to thank everyone for volunteering. He believes the residents expressed at the town meeting they support the projects needed for the building upgrades. “Fix what needs to be fixed” was the general consensus. Revisit ideas from the last SSBC was suggested from Kevin and move forward from there. Air quality testing is scheduled to be done in the building from Mystic Air Quality.

J. Bernier expressed concerns with the BOE specs versus what needs to be done to the building.

E. Burr believes the committee members need to read reports from the last SSBC and the BOE specs to have a place to start. Then each committee member will be able to input what they feel is the most important part of the project.

Useful life versus the expense of the existing building was discussed. B. Green noted the MPN report has an analysis of this.

D. Woronik asked if the last plans submitted were a reasonable assumption of what is needed and did it solve the problems first.

MNP report states the projects would be done in phases.

D. Asafaylo stated the ideal plan from the last SSBC would have been option A revised.

The electrical load capacity of the building is maxed out.
The School Facility Project from October 2007 is the plan being used to base the projects on.

The committee then toured the school. Discussion took place about the roof in the original part of the building.
The boiler room was looked at; discussion about the furnaces, piping, septic system, well/water took place during the tour.

D. Asafaylo informed the committee the 1994 Middle School wing is self supporting.

6. Next meeting.

June 1, 2010 at 7:00pm will be the next meeting.

E. Burr asked committee members to look at their schedules and future dates for meetings will be set at the June 1 meeting.

D. Asafaylo will have estimates of boilers, roof, and windows for the next meeting.

J. Bernier requested an assessment of building usage also be presented to the committee.

7. Adjournment

M/S (C. Traggis/B. Green) to adjourn the meeting at 9:35pm. Vote: unanimous