

Town Planning/Building Committee for Salem School Renovation
October 27, 2009
Salem School Media Center
7:00 P.M.

MINUTES OF OCTOBER 27, 2009 REGULAR MEETING

PRESENT: Dinis Pimentel, Monica McIntyre, Stuart Gadbois, Chris LaRose, Jim Choquette, Jenifer Lee

ABSENT: Donald Bourdeau, Donna Leake, Bill Weinschenker, Horace Lindo, Mike Siebert, Dick Asafaylo

GUESTS: Charles Boos, Daniel Kung (arrived at 7:20 P.M.)

CALL TO ORDER: Meeting called to order at 7:00 P.M. by Dinis Pimentel, Chairman.

M/S/C (LaRose/Choquette) to approve the October 13, 2009 minutes as presented. Vote: Yes-4 No-0 Abstain-2 (J. Lee, S. Gadbois).

The update on the building project was the meeting in Hartford with committee members and state and local officials. Present at the meeting was Dinis Pimentel, Jim Choquette, Charles Boos, Kevin Lyden, Bob Ross, Dan Kung, David Wedge [Director of Bureau of School Facilities (BSF)], Richard Snedeker (Plan Reviewer for BSF), Representative Ed Jutila, Senator Andrea Stillman, Jason Knight and Paige Farnham (BSF).

Noted at the meeting were milestones that the committee has already met:

- Hiring an architect
- Education specifications approved by the BOE
- Facilities study
- Development of a concept
- Authorization for the Building Committee
- The Town to pass authorization for a preliminary design

There are more steps necessary, including:

- Authorization for the Board of Selectmen to have the Superintendent apply to the State
- Passing a referendum

In 2009-2010, Salem's reimbursement rate for the project could be 49.64%. The projected minimum is 30% (without waivers). This rate could change each year. Also, the age waiver requirement was clarified, with 75% or more of the building having to be over 30 years old. The area waiver, according to David Wedge, is likely to be not necessary if the plan is to renovate as new and the renovate waiver is passed by the legislature. David Wedge also recommended including the 1994 portion of the school in the renovation, as the costs would include ADA code updates and sprinkler system installation. A thermal scan of the 1994 roof could show it is not necessary to replace it –

thereby being waived by the State until it would be necessary to do the 1994 roof, or a thermal scan could show that indeed the 1994 would need replacing.

A partial demolition of the 1940 building could be fine as it is possible that it could be considered code work because adding to that part of the building would be problematic. Code issues receive full reimbursement and are asked for on a case by case basis directly to the State Education Commissioner. The BOE would need to revise the ED Specs to meet the alternate project approach. The Town would need to show for each code violation, what the violation is and ask the State to grant the reimbursement for the work to correct the violations. This is an alternate path to applying for the single renovation waiver. Another alternative considered is building a new school (elementary or middle) at another site and what work would then still need to be done at the existing site.

With the capital plan (projects completed over a ten year period), \$15,000,000 in building improvements would be made and would address the school building, but it is unlikely that there would be much improvement for the education. The capital plan of repair projects include roof improvements, boiler replacement, proper window egress on the North wall, abatement of PCB's, lead paint, and asbestos. C. Boos suggested replacing the mechanical system in a larger area more centrally located that is currently used for storage without the exterior excavation. This new location may work out if the lost storage and the impact on the Multipurpose Room usage can be reconciled (tables are currently stored in that large room in the lower level of the 1994).

Overall the Committee felt that it was proper to maintain the course between these various possible solutions as had been previously voted on by the Committee and that we as a Town should undertake to provide information out to the Town and that there should be a clear question regarding the school renovation brought to the voters as a referendum.

M/S/C (LaRose/Lee) The Building Committee recommends to the Board of Selectmen that the Town pursue a referendum regarding a \$15,000,000 renovation of the Salem School with an expected reimbursement of at least 30% from the State. Vote: All in favor. Motion passed.

Next meeting is November 10, 2009 at Salem School at 7:00 P.M.

M/S/C (Gadbois/Lee) to adjourn. Meeting adjourned at 8:15 P.M.

Respectfully submitted by:
Lindsay K. Chester
Recording Secretary