

SALEM SCHOOL BUILDING COMMITTEE

JUNE 15, 2010

MEETING MINUTES

Attending:

Elbert Burr, Chair

Carol Traggis

Diane Woronik

Don Bourdeau

Diane Weston, Recording Secretary

Dick Asafaylo

Bob Green

Absent:

Donna Leake

John Bernier

Call to order:

Chairperson Elbert Burr called the meeting to order at 7:05.

The minutes of the June 1, 2010 Salem School Building Committee were reviewed.

Corrections to minutes:

Date of meeting, June 1 from May 25

#4 - 1994 roofs omitted

#7 - Temporary solution to water problem. The coating of pipes is through the continued treatment of the water.

M/S: (Traggis/Green) to accept the minutes as amended. Vote: 4, D. Asafaylo abstaining.

Old Business:

Don Bourdeau answered questions the Committee had concerning the following:

1. Power:

D. Bourdeau the usage and future of the 1940 and 1963 area is not adequate. It is okay for now as temporary use, but not for long term. There are limited power outlets in these areas. An electrical engineer needs to be brought in to evaluate the needs for the areas. There is no fire hazard as long as the wiring has been maintained.

2. Water:

The leaching field and tank is inspected quarterly by the town engineer.
There are no deficiencies at this time. The tank gets pumped once a year, usually at the end of June.
The leaching field is fine; some pump work has been done in the past.
The holding tank is 20,000 gallons.
3. Roofs:

There are a total of 5 roofs in the old building.
A report will be given to the committee on the condition and roof replacing order.
According to new codes, the state may or may not reimburse for the roof replacing.
D. Bourdeau will talk to the roof contractor and have him attend a committee meeting.
B. Green stated from the Moser report (dated May 20, 2010) the probable cost for the 1940 section assuming a slope would be \$68,000.00.
4. Hazardous Material/Asbestos removal:

Hazardous materials is not a factor for the building.
Asbestos removal work will begin on June 23. Tiles will be removed by classrooms 109 & 116 along with 30 sq. ft. in front of the gym floor.
5. Plumbing:

Repair work has been done over the years; the pipes are cast iron and copper. The water is treated to coat the inside of the pipes to prevent leaching of lead into the water.
There is regular water testing done quarterly. Samples are taken from the sinks and fountains.
D. Bourdeau will get back reports of the water testing for the committee to review.
6. Fire Protection:

The school meets all fire safety codes.
There are 8 fire drills per year; it takes 3 to 5 minutes to get all the students out.
The building is alarmed throughout. You are able to hear it everywhere in the school.
If any new additions were to be done to the school, sprinklers would have to be installed per state codes.
Pull boxes are inspected yearly.
All exists are light.
Per code, only 20% of the hall can be used for paper/bulletin boards.
7. Mechanical:

There are portable air conditioners in some of the areas of the school.
The boilers need to be replaced.
8. Electrical:

The electrical panels are full; there is no more room to add any service.
New sub panels are needed.
9. Fire Alarm System:

The system meets fire code requirements for the time frame in which it was installed.
There is a plan in place for backup: areas are manual "swept" for students.
Also see #6 Fire Protection.

C. Traggis asked D. Bourdeau what he considered to be the major issues with the building.
D. Bourdeau informed the committee the boilers, roofs, windows in the 1940 and 1963 section, and the plumbing in the 1940's area of the building are the most important.

E. Burr asked the "Summary of the Education Specifications for Salem Schools, Approved on 4/6/09" be reviewed.

6. The paving is done on the stone parking lot, more drainage may be needed.

7. New location for the kindergarten play should be reviewed. Possibly location could be the inside courtyard.

9. The exterior walls in the 1963 might need work.

10. Windows with aluminum frames will need to be replaced. D. Bourdeau will get a count of windows that need replacement. A letter was presented from All Time Manufacturing dated May 27, 2010 with an estimate of replacing 21 windows in the 1940's section of the school.

11. The doors/security was discussed. D. Bourdeau informed the committee there is security on all of the outside doors with a "Fab system"; people need to key in to open the door. Interior class room fire proof doors are being replaced as needed. There are 5 to 7 security cameras; the school has the ability to lock down the building. It has been discussed by the school officials in the past the possibility of moving the office area/main entrance into the 1940's area.

12. The flooring with asbestos is being pulled up and replaced.

13. Cabinet system should be uniformed throughout.

15. The 1940 section is 2'x6' construction, it should be 2'x8'.
The last committee recommended it be torn down and rebuilt.
D. Bourdeau will get the recent indoor air sampling report for the next meeting.

18. Air conditioning is not considered due to the expense of the installation.

22. Replacement of lighting is being done as needed.

24. The speakers throughout the school can be used as an address system. When electricity is lost, the generator "kicks in" and can power the system.

25. The master clock system is in good working order.

27. Security system could be improved. Security at the front door has always been a problem. It was discussed to hire a person to sit at the front door as done at East Lyme High School.

29. Rebate program will be recommended when the study is completed.

E. Burr will meet with Donna Leake to go over the building in more detail.

No change to the footprint should be made.

On the long range Capital Plan with the town, projected 6 million dollars were put in for the 2011/12 budget. Within the next 5 years, 10 million dollars is projected.

The town would possibly be bonding the expense.

Hugh Pierson has a good working relationship with the town; E. Burr received an email from him. D. Asafaylo recommends working with Hugh Pierson.

The committee will pursue the following:

1. Ball park figures on separate projects.
There is some financing left in the budget, approximately \$4,500.00.
If more money is needed, approval will be needed by the Board of Selectman.
\$30,000.00 is the cap before it needs to go to referendum.
2. The projects need to be categorized as to which ones will overlap with another one.
Can all of the projects be completed over the summer months?
3. Is a general contractor needed?
4. Is a site contractor (project manager) needed?

E. Burr will email the committee about a meeting with Donna Leake and Hugh Pierson. If any committee member is available, he would like them to join the meeting.

In summary, the committee will concentrate on the following projects in alignment with the Summary of Education Specifications for Salem Schools by the Salem BOE:

8. Roof
9. Exterior Walls
10. Windows
11. Exterior Doors
16. Plumbing
18. Mechanical
19. Electrical
22. General Building Lighting

The committee will need actual solid expense numbers for the projects.

Hugh Pierson will be able to give the committee guidance numbers from the last committee project.

The total cost/reimbursement will need to go to town referendum. Mill rates are set by the BOF.

Next meeting will be at the Salem School Library on Tuesday June 29 at 7:00pm.

Adjournment at 9:20pm.

M/S (C. Traggis/B. Green) to adjourn meeting at 9:20pm. Vote: unanimous.