

Building Committee August 29, 2013

7:05 pm – P. Consiligni, A. Jezouit, R. Ellis - Superintendent, D. Vogel, J. Wirtes-Facilities Manager, R. Ericson, M. Schiek – Chair, C. Greene, D. Backus

1) Review of Minutes from previous meeting – deferred.

2) Asbestos abatement report for summer work on 3 projects.

Project 1 (floor replacement) completed. Project 2 (removal of pipe elbows in various parts of the building) completed. Project 3 (cleaning and abatement of ventilation system tunnel in gymnasium) was re-scoped due to minute evidence of asbestos in air handler. Result was more extensive cleaning and testing of air handlers for gym. Also, air handler duct work was modified by Adams Plumbing. Estimated that 20% of Facilities Manager time was used on project oversight this summer.

Discussion of whole ventilation system in gym and review of possible next steps.

Discussion of a further surveying of the building for total extent of asbestos issues in the building. Suggested that a comprehensive survey should be undertaken so that the extent of the abatement problem is better understood and documented in the asbestos plan.

3) Outside lighting - Wire (buried underground) to lights near flagpole failed. Wire not buried in conduit when originally installed. Exterior light system rerouted and rewired from building. Facilities manager plans to have all exterior light bulbs replaced with LEDs at a 70% cost share with National Grid. LEDs use 1/3 of wattage used by current bulbs.

4) Humidity abatement in building – Unusually wet summer necessitated the purchase of \$3000 dehumidification unit. In an effort to control humidity in the building, all classroom shades open for sunlight, all Univents exhaust systems left on, all Univents fresh air systems left off, all classroom doors left open. Multiple dehumidifier units used to condition the hallway air. School closed for a week due to water on the floor in the main hallway.

Other efforts include all vegetation being cut from around the building. All gutters are being repaired and cleaned.

Twice during the summer the drainage system from the roof backed up due to volume of water falling on roof and lack of venting on drainage system (air lock in system).

Comment – yearly cleaning of classrooms is full time maintenance issue for

custodial staff during the summer.

5) Science lab reorganization and rooms use plan in place with Larry Bell trying out the dual room use plan. Dr. Tate is coming back to work with Science faculty to work on teaching.

6) Proposal to replace all Univents in the building to reduce classroom noise levels and improve education delivery in classroom. Discussion: Cost for replacement & installation of Univents estimated as \$6-7,000 per unit. Suggested that top 10-15% of rooms need to be improved as funds become available. Facilities Manager will get full estimate.

Administration to get the current value of the building from the assessor's office as we are near end of 3 year cycle with locker room repair.

7) MSBA - Next meeting of Directors on Oct. 2nd. Discussion of strategy moving forward with regards to MSBA. Superintendent will meet with our local representatives.

Building Subcommittee proposes a formal request to the administration to find out what can be spent each year over the next 5 years on building upgrades.

Next meetings: September 27th.
 October 24th
 November 21st

Motion to adjourn by R. Erickson, 2nd by C. Greene. All aye.

Adjourned at 8:46 pm.