

GWRSD BUILDINGS & MAINTENANCE COMMITTEE MEETING

SAU CONFERENCE ROOM

October 29, 2024 2:00pm

CALL TO ORDER

Mr. Pittman opened the meeting at 2:00PM.

Members Present: Dr. James Manning, Guy Pike, James Pittman
Tom Bickford (Virtual)

Administration Present: Superintendent Caroline Arakelian
Business Administrator Kathy O'Blenes

Also Present:

JT Harmon (Fire Chief - Effingham), Chris Seamans (Board of Selectmen - Effingham)
Dana Cullen (Director, Emergency Management - Ossipee)
Cameron Quigly (Deputy Director, Emergency Management - Ossipee)
Caleb Pike (Fire Captain - Tuftonboro)
Phil Custeau, Sarah Custeau (District Maintenance Supervisor, Assistant – GWRSD)

AGENDA REVIEW

Add updated Effingham MOU to agenda item 3 – Effingham Generator Switch Update

Add Ossipee MOU to agenda item 3 – Effingham Generator Switch Update

Add solar discussion to agenda item 7 – Other Business

GENERATOR LOCATION AT TCS

Captain Pike described the Tuftonboro Central School's site constraints and the preferred location for the replacement generator and the need for a small cement pad, requiring no excavation work. There is no anticipated cost for the District and the town of Tuftonboro requests a record of the District's support of the generator placement at Tuftonboro Central School.

Motion: The Buildings and Maintenance Committee supports the placement of the generator at Tuftonboro Central School as presented.

Moved: Mr. Pike – **Second:** Mr. Bickford

Vote: Mr. Pike, yes; Dr. Manning, yes; Mr. Bickford, yes; Mr. Pittman, yes

Introductions were exchanged by the group.

EFFINGHAM GENERATOR SWITCH UPDATE

Ms. O'Blenes shared the estimates from Generator Connection for a new 50kw switch (\$2600 item / \$4300 installed). Chief Harmon explained that the current 50kw generator is near maximum capacity and requested that the current generator-related issues of extension cords and bathroom lights be resolved as soon as possible. Ms. O'Blenes confirmed these two items are being addressed as internal maintenance functions within the next month. Discussion included the need to replace the current generator, the benefit/cost of upgrading the generator, how both the school and the town benefit from a new generator, who should bear the cost of a new generator or generator

upgrade, and the timing of purchase/installation a new generator switch. Chief Harmon will bring a quote for a larger generator to the next committee meeting.

Chief Harmon presented an updated MOU for the Effingham/Freedom/GWRSD emergency shelter agreement.

Motion: The Buildings and Maintenance Committee authorizes the Superintendent to sign the Emergency Shelter MOU between Effingham, Freedom, and GWRSD.

Moved: Mr. Pike – **Second:** Dr. Manning

Vote: Mr. Pike, yes; Dr. Manning, yes; Mr. Bickford, yes; Mr. Pittman, yes

Superintendent Arakelian signed the MOU. Chief Harmon will return an original signed MOU to the SAU once signed by the Freedom representative.

The town of Ossipee also requests an MOU for an emergency shelter agreement with the District.

Motion: The Buildings and Maintenance Committee authorizes the Superintendent to sign an Emergency Shelter MOU between Effingham, Ossipee, and GWRSD.

Moved: Mr. Pike – **Second:** Dr. Manning

Vote: Mr. Pike, yes; Dr. Manning, yes; Mr. Bickford, yes; Mr. Pittman, yes

Superintendent Arakelian, Chief Cullen, and Chief Harmon signed the MOU.

Chief Harmon, Mr. Seamans, Director Cullen, Deputy Director Quigly, and Captain Pike left the meeting.

CAPITAL IMPROVEMENT PLAN – GWRSD BUDGET FY2026

Ms. O'Blenes reported that she meets quarterly with Phil and Sarah Custeau to evaluate the District priorities. She shared and discussed a list of pending capital improvement projects, to include roofing, compressor replacements, window replacements, lighting improvements, flooring projects, and parking lot improvements across the District.

Motion: The Buildings and Maintenance Committee recommends continued support of the traditional annual contribution of funds to (1) District repairs and maintenance of buildings and grounds and (2) the Maintenance Capital Reserve Fund via Warrant Articles presented at the Deliberative session, the dollar amount to be determined at the December Board meeting.

Moved: Mr. Pittman – **Second:** Mr. Pike

Vote: Mr. Pike, yes; Dr. Manning, yes; Mr. Bickford, yes; Mr. Pittman, yes

ESSER III UPDATE – TRANE

Ms. O'Blenes, Mr. Pittman, and Superintendent Arakelian each thanked Phil and Sarah for working diligently with TRANE towards successful completion of the ESSER III project. Only a punch list of minor items remains.

TURF TOXICOLOGY REQUEST UPDATE/REPLACEMENT DISCUSSION

Ms. O'Blenes reported that there has been no response from the party contacted by Ms. Seibel for testing information. Discussion included exhaustive studies conducted by the EPA finding no evidence or substantial risk of high PFA's or other contaminants in artificial turf fields, the potential cost to the District of further investigation of the KRHS turf field, the safety of the substructure, fertilizer safety and water consumption for natural turf fields, and the vote by the community to use funds specifically for turf field replacement.

OTHER BUSINESS

Dr. Manning suggested a discussion with Barrington Power about bringing solar power to the Kingswood Complex. The SAU will bring more information to the next committee meeting.

NEXT MEETING

December 12, 2024 2:00pm

ADJOURN

Motion: At 3:45 pm a motion was made to adjourn the meeting.

Moved: Mr. Pike – **Second:** Dr. Manning

Vote: Mr. Pike, yes; Dr. Manning, yes; Mr. Bickford, yes; Mr. Pittman, yes

Respectfully submitted,



School Board Secretary

Approved by School Board: **11/7/2024**