

Elementary School Building Advisory Group
Special Meeting Minutes
Location: East Haddam Elementary School
September 7, 2013
9:00 a.m.

Attendees:

Robert Weronik -- Committee Member, Chairman (BW)
John Crovo- Committee Member (JC)
Jason Guernon – Committee Member (JG)
Melissa Munster – Committee Member (MM)
Brian Ouellette – Committee Member (BO)
Nicholas Bonadies – Alternate Committee Member (NB)
Tracey Gionta – Board of Education Representative (TG)
Craig Mansfield- Director of Facilities (CM)
Walt - School Maintenance Supervisor
Raymond Wiley – O&G Industries (RW)

• **BOLDED NAMES ARE VOTING MEMBERS**

I. Call to Order

Meeting was called to order at 9:00 a.m.

II. Tour of Elementary School Facility

The school tour began in the kitchen, then proceeded through the cafeteria, the main entrance and office, a typical restroom and classrooms, the gymnasium, library and computer lab. In general, the group noted the ADA difficulties/compliance issues throughout the facility, the old and tired floors and ceilings, the laminated flooring in the bathrooms to enclose the asbestos floor mastic, the asbestos pipe insulation, etc. It was also noted that, while the mechanical systems are new, they are a fan coil-type, which causes excessive noise within the class rooms.

III. Audience of Citizens

None present.

IV. General Discussion

The members discussed the need to bring the facility up to current codes. It was noted that the Fire Marshall has put the town on verbal notice that they need to do some things to make the facility safe and meet current life safety codes, including proper exit signage, pull stations, proper egress flows from the court yards, egress

illuminations, and proper ADA egress.

The members discussed the various aspects of the differences between the funding differences between bringing the building up to code and renovating as new.

RW explained that the State has different categories of school construction projects. RW agreed to explain in more detail the different categories at the next meeting. RW explained that merely bringing the building to code would utilize state funds to address only code issues (ADA, Fire, Safety, etc.). RW explained that roofs and asbestos is also a category the state would fund. As a result, the town would be reimbursed 47.5% from the state only for the eligible items. Other maintenance items -- like painting and replacing floors, boilers, exhaust fans, ceilings -- are not reimbursable.

RW also explained that, if the “renovate as new” option is chosen, all of the above items would be eligible for reimbursement because the state looks at a life cycle of 20 years for a facility. Therefore, at the 20-year point, the facility would need to be replaced or rehabbed to keep students safe and the facility usable. Thus, all components would be eligible and subject to the 47.5% reimbursement from the state.

Finally, if the town elected to demolish and rebuild the facility, the state would reimburse at the lower 37.5% rate.

V. Adjournment

JC, JG; motion to adjourn at 10:15 a.m. All present in favor.

Respectfully Submitted,

Melissa Munster
Secretary