

Capital Improvements Committee Meeting Minutes

Montague Town Hall, First Floor Conference Room

One Avenue A, Turners Falls

2:30pm Wednesday, January 31, 2017

Meeting called to order at 2:33 PM. Attendees included Capital Improvement Committee (CIC) members Fred Bowman, Josh Lively, Bob Obear and Steven Ellis, and GMRSD 's Joanne Blier and Jim Huber.

Review and approval of minutes

- No minutes available for consideration.

Discussion of GMRSD Capital Project Submissions

Upgrade of TFHS Building Management System (BMS) - Priority #1

Ms. Blier stated this is the district's number one priority. Mr. Huber explained that this is a computer system that uses a Graphic User Interface (GUI) to send signals to two network controllers that send commands to nodes throughout the building. To thermostats, controllers, air quality sensors, etc. The system that was purchased when the building was renovated was on the edge of obsolescence when it was installed. This was one of a number of systems design choices that we regret now and reflects lowest bid results.

The manufacturer of the system's network controllers is no longer supporting them. Unless you can find a used unit or have a custom repair, you lose a portion of the building. The vendor is SNE Building Systems (Schneider Electric's service company) and they gave us the lowest quote for replacing these controllers. The contracted service company has a couple of these units in spare, but supply is limited and will not be replenished.

Mr. Obear asked whether the upgraded system will create any new savings. Mr. Huber indicated it won't allow us to do any enhanced, better targeted room by room control that would create those savings. Mr. Obear asked whether if we were to spend more we would get those savings. The response was yes, but it would be far far more expensive. Mr. Bowman asked if we make this upgrade, how long will the present system last? Mr. Huber indicated it is hard to know, with the pace of obsolescence in computing. We'd be buying the latest networking controllers, but 12-15 years of life expectancy would be great. Mr. Huber is working to maintain a supply of parts, they do maintenance themselves where possible, reduce costs, and he feels they can keep this system viable.

The quote for the upgrade is \$64,480 to replace and install the two network controllers and the balance of the request would be for SNE staff to perform other related improvements. Huber will get us a quote for this.

Elevator - Handicap Access Design Study - Priority #4 (due to where we are in the planning process)

Ms. Blier explained that replacement of the elevator would also necessitate other code updates. The administration building is out of code. ADA, sprinkler, fire strobes, other alarms and ADA needs. Mr. Ellis expressed concern that this is a major building project, not just an elevator study, for a facility built in 1935 with questionable demand for its space. Discussion of this as a strategic question of how to deal with our anticipated school population. Mr. Obear feels this should trigger a bigger conversation.

Mr Huber noted that aside from the building and classroom needs, we do have ADA compliance issues. The other schools are generally in good shape with ADA compliance, but the Administrative Building is a

real concern. The Building Inspector has allowed it to be grandfathered, not sure how that will work in the future. Can we do just the elevator without triggering all the other updating requirements? Mr. Huber has been developing a plan for the elevator with an architect.

Mr. Bowman believes this starts a bigger conversation and it is an important one. Ms. Blier says it is not the first priority for the district in this budget cycle, but is a matter of concern and opportunity. Mr. Huber feels there is much about the buildings that is exciting. It is sound in many respects. This generated a great deal of discussion of the details of the facility as we understand them.

Mr. Ellis asked whether there are ADA improvements that we could do in the short term. Mr. Huber noted there may be an opportunity to re-use a lift from the TFHS stage area, but implementation is not easy. Other solutions, such as a chair lift that was there, might be feasible but would also need to be ADA compliant.

Intercom System at Sheffield and Hillcrest - Priority #2

This includes two articles, including \$25,000 for Hillcrest and \$30,000 for Sheffield. Ms. Blier shared the basic estimate for the wiring, with placeholder features for some components. The current PA systems are antiquated and are not audible in all sectors of the buildings, which has proven a problem in drills. It limits central office communication to classrooms. Re-wiring Hillcrest is challenging due to architecture. Sheffield's system is very problematic from a wiring standpoint, uses old control module from the high school. When asked, if we could only do one building, Mr. Huber suggested that Sheffield would probably be the higher priority from a safety standpoint, but that is subjective and parents and school personnel may have different opinions.

Ms. Blier will work on getting distinct quotes for each that include labor. When Mr. Ellis commented that wireless seemed like the right way to go, Huber agreed it was the most cost effective approach, though there is not unanimity on this point.

Double Door Replacement - Priority #3

It was noted that the cost of this project is under \$25,000 and it is not a capital improvement committee item by value, but it is another important project. This would add a magnetic release on the existing inside doors and add an observation window to the Hillcrest main entry. Something similar to what is at TFHS from a function standpoint. Mr. Huber believes district staff could to put a window in the wall or a security camera in the area. We would perhaps take solid fire doors and cut windows into them as well. The details of this project are evolving.

Other In-Process Projects

Ms. Blier offered updates on other in-process projects:

- Admin Building Entry Way project is scheduled for this fall. The brick foundation is solid, will require regrouting. The district will do this in consultation with appropriate experts.
- Two hot water heaters approved for purchase last ATM will be installed in Sheffield during February break.
- Rooftop HVAC Units. We are waiting to hear back from B2Q with a quote. The initial quotes aren't at \$50k as anticipated - closer to 100k, but we see a lot of fluff in it. We are planning to replace two out of three and are trying to get engineers to develop plan for the third as well.

Meeting adjournment

Mr. Obear moved to adjourn at 4:30 pm and Mr. Lively seconded. Motion passed 4-0.