

Capital Improvements Committee Meeting Minutes

Meeting Conducted Via Zoom

May 5, 2021

Meeting called to order at 3:00pm.

Attendees: Capital Improvements Committee members: Josh Lively, Greg Garrison, Steve Ellis, Fred Bowman. Brian Beck, Joanne Blier, Heath Cummings, GMRSD. Ariel Elan and Jason Burbank, MEC.

1. Approve Meeting Minutes

No minutes for consideration.

2. Asbestos Containing Tile Issues at Hillcrest Elementary

- Hillcrest Elementary School floors are covered with Asbestos Containing Tile (ACT). It is reported that there are two classroom and a hallway where some loose tiles or breakage has been observed.
- Opinion of ABIDE, a consulting firm, is that these materials are NOT friable, there is no release of asbestos fiber when they are broken, reducing risk.
- It is speculated that changes to building ventilation may be accelerating the drying out of the tiles and their adhesive, causing the issue. This parallels assumptions of probable causes of a much larger, but similar issue, in the Gill Elementary School.
- This situation was described to the CIC as “not like Gill.” We can still use the classrooms, but a plan for action is needed.
- Two options were presented, along with quotes, with the options including either dealing with problem areas (\$15,000 +/-) or replacing all of the tile (\$500,000 +/-). Full abatement would remove the flooring entirely and replace it with a seamless epoxy floor covering. This is what’s being done in Gill. Full abatement would be a summer project.
- Some discussion of short term alternatives, if necessary, during FY22 school year – luan covering with glued carpet.
- Some discussion of the cost and benefits of a complete replacement project in a building with other major capital repair needs, as informed by its recently completed building assessment report. Is this the building we want to invest in? Is Sheffield?
- School officials are focusing on implementing the floor replacement project in Gill at present, but will focus more attention on this project and meet with us again this summer.

3. Finalize FY21 CIC Reports

- Mr. Ellis presented the finalized FY21 Report of Recommendations for FY22 capital projects for acceptance by the committee.

Mr. Garrison moves to accept the CIC's FY21 Report of Recommendations to the Finance Committee and Selectboard. Mr. Bowman seconds. Roll call vote – motion passes 4-0.

- Mr. Ellis presented the finalized FY21 CIC narrative for the CY21 Town Annual Report for acceptance by the committee.

Mr. Garrison moves to accept the CIC's FY21 CIC narrative for the CY21 Town Annual Report. Mr. Bowman seconds. Roll call vote – motion passes 4-0.

4. Committee Reorganization and Membership

- Mr. Lively expresses his willingness to continue to serve as committee chair. Also expresses the need for more assistance from members with work of the committee.
- Mr. Garrison expresses his willingness to continue to serve as Vice Chair and his openness to increasing his support as needed.

Mr. Bowman moves to designate Josh Lively as CIC Chair for FY22, Mr. Ellis seconds. Roll call vote – motion passes 4-0.

Mr. Bowman moves to designate Greg Garrison as CIC Vice Chair for FY22, Mr. Ellis seconds. Roll call vote – motion passes 4-0.

- Mr. Ellis shares that Mr. Obear no longer has availability to serve on the CIC and that Jason Burbank, who was a key member of the DPW Building Committee and who personally handled commissioning of the facility as a gift to the Town, is interested in serving in his place. Mr. Burbank brings an exceptional level of expertise as an HVAC systems engineer.
- *Mr. Garrison moves to recommend Jason Burbank to the Moderator as a replacement for Mr. Obear, pending his resignation. Mr. Lively seconds. Roll call vote – motion passes 4-0.*

Adjournment.

Mr. Ellis moves to adjourn. Mr. Garrison seconds. Roll call vote passes 4-0.