

Capital Improvements Committee Meeting Minutes

Meeting held at Hillcrest Elementary School

30 Griswold St, Turners Falls

August 25, 2021

Meeting called to order at 3:00 pm.

Attendees: CIC members: Greg Garrison, Jason Burbank, Steve Ellis, Fred Bowman.
Ariel Elan, MEC. Heath Cummings, Joanne Blier, Sarah Burstein of
GMRSD

1. Approve Meeting Minutes

No Minutes ready for consideration.

2. Tour of Asbestos Containing Tile Issues at Hillcrest Elementary

- Toured sections of Hillcrest and saw new carpeting installed in two classrooms where concerns were greatest. These rooms were carpeted for \$6,000, funded out of GMRSD Facility Maintenance budget.
- Discussed possible range of solutions to the problem. The comprehensive approach is full abatement and laying of new epoxy floors at a quoted cost of \$584,900. Possible to consider carpet in some or all areas as a less expensive solution, but observation of the two completed classrooms suggests there could be adhesion issues if implemented in exactly the same manner. Long terms concerns about carpet in common areas.
- Discussion of whether epoxy could be applied over the existing tile. Mr. Cummings noted that firms he sought quotes from would not perform this work with warranty due to underlying adhesion issues with existing tiles.
- Noted potential for application to EPA for grant to support remediation and replacement of floors, but noted that the town has not seen success with this funding source in recent years. If EPA funded, they would require full abatement and replacement.
- Discussion of whether a new school building project would be a better long term solution and offer lower cost to the town than attending to the long list of capital projects that need to be addressed at the elementary schools. There are strong arguments in favor of this view. Discussed need to bring this conversation forward to the Town. Ms. Blier and Mr. Ellis will gather information regarding MSBA process.
- Discussion of the design cost to develop bid ready specifications. Would it require an appropriation? Mr. Cummings said this is a relatively small cost, maybe \$2,000, and shouldn't require an appropriation.

3. Discussion of Open Board Seat

- Preference to include member with building/construction background if available.
- Plan to discuss this and Montague Center Library moisture project at next meeting.

Adjournment.

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