Concord School District Minutes

School Board Committee: Capital Facilities

Date: January 28, 2008

Time: 5:30 p.m.

Committee Members Present: Martin Honigberg, Chair, Megan DeVorsey, Renwick Wilkes, Laura Bonk

Other Board Members Present: Betty Hoadley, Kass Ardinger, Chris Casko, Jennifer Patterson

Administrators: Chris Rath

1. Capital Projects
The first part of the meeting was a review of the capital projects that are included in the proposed 2008-2009 budget amount of $384,797.66 as well as address some of the Board members’ questions from the budget narrative. Facilities Coordinator Peter Johnson reviewed the list of proposed projects for 2008-2009. The larger items on the list include replacement of the stage curtain at Beaver Meadow ($15,000), installation of a new clock system at Broken Ground ($10,758), masonry work at Concord High School ($4500), ceiling and wall repairs at Conant ($10,500), abatement and replacement of flooring at Dame ($10,000), roof repairs at the administrative building ($10,500), abatement, testing, monitoring and replacement of flooring at Eastman School ($93,500), abatement, testing and replacement of flooring at Rundlett ($58,500), abatement and flooring at Rumford ($10,150), masonry and roof repairs at Walker ($21,000). The plan also includes an allocation of $25,000 to Concord High School for larger building projects during the year. Chair Honigberg asked how Peter Johnson monitored the high school’s use of these funds. Peter explained his system for monitoring these projects.

2. Other Projects
Superintendent Rath outlined a list of major projects including developing engineering designs for a new HVAC plant at Rundlett Middle School (estimate $240,000); replacement of HVAC plant at Rundlett (estimate $3 million); demolition and abatement of materials in selected properties owned by the district (estimate $300,000); hiring an architect to work with the “Costing” Task Force and hiring a Director of Facilities and Planning. Two of the projects (demolition of property and replacement of HVAC system at Rundlett) are included in the 5 and 10 year maintenance plan. All of these projects are eligible for state reimbursement. Funding for the Director of Facilities and Planning is in the proposed operating budget for 2008-2009.
3. Five and Ten Year Maintenance Plan
Facilities Coordinator Peter Johnson distributed the 5 and 10 year maintenance plan and reviewed major projects including HVAC upgrades, roofing projects, paving projects, window replacements, bathroom renovations, flooring replacement that are scheduled for each of the buildings over the next 10 years. It was pointed out that this list is simply maintenance and does not constitute major projects that would improve each of the buildings.

4. Noresco Update
Superintendent Rath distributed a timeline for the Noresco projects including proposed commissioning time frames. It was noted that there are two levels of commissioning. The first level is by our Beacon Integrated Services consultant, Beth Greenblatt. Once the improvements are approved by the consultant, Noresco conducts its commissioning work. Overall the project is proceeding close to schedule. The exception is the Beaver Meadow boiler replacement which is now scheduled for this summer.

The Committee asked for follow up information on the status of the Unitil rebates to the district.

Superintendent Rath requested the Committee make a recommendation to the full Board to extend the consulting contract with Beacon Integrated Services an additional three months at a sum of $4,000 per month.

**The Committee voted 4-0 to recommend to the full Board that the consulting contract for Beth Greenblatt of Beacon Integrated Service be extended for an additional period of three months, February 1, 2008, to April 1, 2008, at the sum of $4,000 per month.**

5. Architect Consultant
Superintendent Rath requested direction from the Committee for finding an architect to work with the second Task Force which will get organized late February, early March. Superintendent Rath will bring a recommendation for what process she should follow to the Capital Facilities Committee at its next meeting.

The meeting was adjourned at 6:45 p.m.

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Martin Honigberg, Chair
Chris Rath, Recorder

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1/30/08