GARDNER PUBLIC SCHOOLS

70 Waterford Street Gardner, MA 01440

Facilities Sub-Committee Meeting Tuesday, January 17, 2017 Superintendent's Conference Room Minutes

Members Present: Mr. Abare (Chair), Mr. Swartz, Mr. LaFreniere

Members Absent: none

Others Present: Mr. Detweiler (Business Administrator), Mr. O'Brien (Facilities

Director).

The meeting was called to order at 4:00 pm by the Chair.

A motion was made by Mr. Swartz and seconded by Mr. Abare to accept the December 13, 2016 meeting minutes. The motion passed unanimously with Mr. LaFreniere abstaining.

Mr. O'Brien provided an update on the Elm Street School Windows Project. The project is now complete other than work to be completed next summer after installation of Univents under the Honeywell project. At that time Lockheed will come back and install snap trim on all the windows. All windows tested passed requirements.

Mr. Swartz reported on the biweekly meeting with Honeywell earlier in the day and provided the committee with minutes of the meeting. The first Waterford St School boiler is up and running and the second boiler will be removed next week. The generator at the High School is still on propane, and the ceiling fans and lights are completed. Mr. O'Brien provided a further update on the Honeywell projects. He pointed out that there needs to be a water conditioner for the steamer in the High School kitchen and is working with Honeywell on this. Mr. Detweiler shared pictures of the new kitchen equipment at the High School.

Mr. Detweiler reported that the gym doors at Prospect Street School were replaced during the Christmas as presented at the December meeting.

The Waterford Street Annex (Central Office) boiler has been replaced.

Mr. Abare led a discussion about the weight room at the High School. He is working with others to develop a proposal to move the weight room to a more advantageous area. Mr.

Abare and Mr. Swartz discussed the desirability of routinely checking equipment for safety issues, ranging from basketball backboards to outdoor playground equipment.

The priority list for capital projects was reviewed and discussed. Mr. Abare suggested that available funding be allocated with a focus on long term investment in the best buildings. It would be prudent to invest in buildings that are believed will be of service for the long term. Mr. LaFreniere put forth the opinion that the Waterford St. School and Prospect St. may be on the brink of being obsolete and therefore should be a lower priority for investment.

Mr. O'Brien provided a context for the need for backup generators. In the High School boiler room, the old boilers leaked so that they provided a warm room. The new boilers are very efficient, well insulated and do not provide a secondary heat source for the boiler room. In the case of a power failure the room could drop to freezing temperatures and cause the units to be damaged. A backup heating source for the room should be installed. The discussion of what type of heater was tabled to the next meeting to allow for consultation with Honeywell.

The backup generator could power this heating unit if called upon as well as other draws. One question to be addressed is whether to add a new, second generator or to replace the existing generator with one of higher capacity. If the High School generator were replaced, the current generator could be relocated to the Elm St. School, which now has a unit inadequate to the needs.

After discussion, the list for capital projects was approved and re-prioritized as follows:

- 1. Elm St School Main Electrical Disconnect and Distribution Box
- 2. Middle School Outdoor Lighting Control
- 3. Middle School Steam Kettle Replacement
- 4. High School Emergency Generator
- 5. Elm St. School Emergency Generator

The steam kettle replacement for the Middle School can be obtained through the State Contract.

A motion was made by Mr. LaFreniere and seconded by Mr. Swartz to adjourn. The motion passed unanimously at 5:12 pm.

New Kitchen Equipment at High School December 2016







PRIORITY	SCHOOL	ITEM	COST		ACTION PLAN
	WATERFORD	Kitchen Equipment	\$	15,000	Written quotes required. Need biddable specifications with details in order to send out procurement.
		Steam Trap Repairs	\$	5,000	Written quotes required. Need biddable specifications with details (referred to City Engineer) in order to send out procurement.
1	ELM STREET	Main Electrical Disconnect	\$	33,000	Sealed bid required. Need biddable specifications with details (referred to City Engineer) in order to send out procurement.
5		Emergency Generator	\$	35,000	Sealed bid required. Need biddable specifications with details (referred to City Engineer) in order to send out procurement.
3	MIDDLE SCHOOL	Steam Boiler Replacement	\$	25,000	State Contract
2		Outdoor Lighting Control Management	\$	16,000	Written quotes required. Need biddable specifications with details in order to send out procurement.
		Replace Fire Doors and Magnets	\$	21,000	Written quotes required. Need biddable specifications with details in order to send out procurement.
4	HIGH SCHOOL	Emergency Generator	\$	35,000	Sealed bid required. Need biddable specifications with details (referred to City Engineer) in order to send out procurement.
	GHS/GMS	School-wide Clock Repair	\$	9,000	Recommend bundling GHS/GMS Clock Repairs and doing a sealed bid. Need biddable specifications with details in order to send out procurement.
	PROSPECT ST	Emergency Generator	\$	35,000	Sealed bid required. Need biddable specifications with details (referred to City Engineer) in order to send out procurement.
	PROSPECT ST	Steam Trap Repairs	\$		Three quotes required.
Projects Co	ompleted PROSPECT ST	Gym Door Replacement	\$	9,408	Parker Glass replaced December 2016
		Budgeted or Completed	\$	243,408	OKING.
Proposed		Funding Provided Unallocated Funds		300,000 56,592	MOKI
Порозец	ELM STREET	Steam Return in Annex	\$	15,000	Need biddable specifications with details (refer to City Engineer) in order to send out procurement.
	HIGH SCHOOL	Boiler Room Modine Heater Total Proposed	\$ \$	5,000 20,000	Further discussion needed