

**Building And Grounds Committee**  
**March 15, 2021**  
**Meeting was held via Google Meet.**

Attending: Charles Britton, Stephanie Fragola, Carl Johnson, Dave Murphy Meg Scata Absent: Chris Darby

Call to order at 5:02

Agenda Approved no changes.

Updates:

PHS Track

C. Johnson reported that he has walked the track with Bob Shea and Michelle Ianello to determine the extent of continued damage over the winter.

It was determined that the track will be open to the public with the placement of 36" orange cones to mark the broken areas. There will be no Student use of the track for gym, training or track meets Students will use other facilities for such activities.

To reiterate, this project has been on the list for several years and it is possible that it may not repair for use until 2026. Funding has not been available, and latest cost estimate is \$550,000. There are few track construction contractors coupled with the required summer months due to temperature requirements.

Planned Projects

C. Johnson updated the committee on many projects that were previously discussed. They include:

BIS Wi-Fi Update. This is the last school to receive the necessary updates. The project is slated for April vacation.

Security Upgrades will be a summer project.

GS - Library Roof Top Condenser must replace the unit to maintain climate control of the library and the materials. Has not worked properly. Estimated cost of the project is \$18,000.

GS - Update the fire alarm system to have only one alarm sound. Present system contains two distinct horns and was cited by the Fire Marshall in June 2020 to update within the year. Estimated cost of the project is \$16,000.

GS - Tropical storm in August took down trees causing damage to neighbors' fence and pool area. This damage was not covered by our insurance thus we are responsible. On closer inspection there are several other trees with potential for more damage and so we determined they need to be removed. Estimated cost of the project is \$12,000.

GS - Intercom System- The system is outdated and needs to be replaced. This is a security and safety issue we must address.

PMS/PHS Parking lots and driveways Crack Sealing This is required maintenance to keep the parking lots and roadways from deteriorating further. We are obtaining a quote but will also pursue the possibility of being able to do this in house with town equipment.

Eversource-Solar Panel Project This is at the Engineering phase as the next step is to determine the actual work. The roof is new with about 9 years of life left on the roof. We will have more information as the engineering report comes available.

Energy Savings – Steam Traps at VV and BIS This project is recommended and is slated to be done this spring/summer. It will be a cost saver and we are negotiating some upgrades to lighting with this contract. More to come

Phone lines WE need to upgrade the phone lines per the recommendation of the fire Marshall. Each school must have two dedicated lines for fire/emergency services.

VVES @ steam valves are leaking and must be replaced before they burst. Project slated for summer 2021. Cost is \$5292.

BIS – Bridges program requires a calming room with padding for the walls. The room has been completed and awaiting padding.

Oil tank removal of 3 - 8000 gallon in ground tanks. Cost to mitigate the soils around the tanks as well as removal. We are in the process of obtaining a quote for the scope of the work. Funding will be from several sources.

Building Security Infrastructure will be discussed in Executive session on March 16, 2021.

RFP for a Facilities Study and Master Plan Last week we heard from Collier, a project management company, offering expertise to schools in the process of determining refurbish, renovate, rebuild, or build new. Through the hiring of an Owner Project Manager (OPM) data is collected, facilities maintenance studies are evaluated, through understanding of legislated requirements for buildings, critical relationship with CSDE and knowledge of funding and reimbursements, the district would have a dedicated person to oversee all the many aspects of our task to develop a strategic plan for Portland Schools for the next 10 years. It was recommended that we consider this as a best practice given the scope of the Task Force.

Carl Johnson will schedule a Building and Grounds Committee meeting every second month after the Facilities Steering Committee meets. The next meetings will be April 21, 2021 and May 12, 2021. The Building and Grounds Committee will meet after May 12, 2021.

Adjourned at 6:00PM

Respectfully submitted,

Draft Minutes until approved

Meg Scata