

Gilmanton Building Capital Improvement Study Committee

August 26, 2010

4 PM at the Academy

Present: Tom Scribner, John Dickey, Michael Hatch, Marty Martindale, Israel Willard, Tom Dalton; absent: Steve Bedard,.

Tom Scribner reported on last week's meeting with the Energy Committee. In short, the Energy Committee is willing to work with the Building Committee and review recommendations made. The Energy Committee agrees with the Building Committee that a part-time position of Town Facilities Manager should be created.

Next, the Committee began working on specific recommendations for the Academy. Those recommendations include:

- Repair rather than replace the windows. Seek competitive bids for the work. (*The Committee will provide names of qualified contractors.*) In terms of priority, do the first floor windows first. Operation of storm windows should be checked; then repaired/replaced as necessary.
- The heating system needs a professional evaluation to identify ways to make it better suit the building. For example, the north and south sides of the building should be on separate zones; the number of current thermostats is questionable; all thermostats should be changed to programmable and old ones removed.
- All unused equipment should be removed from the furnace room. The hole in the furnace room window should be fixed.
- The adequacy of the water source for the sprinkler system in the building is questionable. Consideration should be given to installing an underground storage tank as a possible solution to providing an ample water supply. The Fire Department should be asked to determine an appropriate size for such a storage tank.
- The fire pump should be on a regular maintenance schedule and should be test run at regular intervals.
- A safety gate should be installed at the top of the steep stairs that lead from the landing on the stairs to the auditorium down to the side entrance door.
- Provide drainage weep holes at the bottom of the "globe" window on the main façade of the building.
- Secure the access door above the auditorium stage; it currently allows warm air to escape.

- An emergency generator should be considered to allow the fire pump to run during a power outage - and also to provide power to the remainder of the building.
- An adequate slope away from the building should be established to allow for proper drainage.
- Shrubs which are too close to the building should be pruned back or removed.
- There is evidence of failing materials on the exterior of the new vault; rail posts are rotting, a trim board is coming off. The contractor who did the work should be contacted to make repairs.

The Committee discussed setting a date to open up the foundation of the Corners Library so that the sills and supporting structure can be evaluated. Tom will talk with Steve Bedard about a good date.

The next meeting of the Committee was set for 4 PM, Thursday, September 2nd, at the Academy to continue work on the report to submit to the Selectmen.

Respectfully submitted, John Dickey