

## Property and Transportation Subcommittee Meeting

January 9, 2017

Place: Central Office, 14 Maple St., Belchertown, MA

Present: Member Myndi Bogdanovich, Chair Dawn French, Director of Buildings and Grounds Robert Lachance, Assistant Superintendent Brian Cameron, Superintendent Karol Coffin.

### MINUTES

1. The Chair called the meeting to order at 1:00 pm.
2. April 5, 2016 minutes approved. Vote 2-0
3. No Public comment
4. A. School Bus Transportation Contract” Mr. Dunn informed subcommittee he requested First Student to consider dropping one bus route, probably high school. Mr. Dunn also informed the subcommittee that the Bus bid is a multi-bid with Belchertown, Granby, Ware, and Palmer. There was a short discussion about bus drivers being trained to report bullying.  
  
B. Position of Director of Building and Grounds – Interview committee will consist of Steve Williams, Eric Weis, Ed Dunn, Karol Coffin, Bob Lachance and Myndi Bogdanovich.
5. No unfinished business
6. D. Capital Improvement Plan discussion focused on the BHS track replacement which is 5 years behind schedule, the tennis courts and the bleachers at Jabish Middle School.
7. Meeting adjourned  
MOTION: Ms. French moved to adjourn the meeting at 2:00 pm. Ms. Bogdanovich seconded the motion. VOTE: 2-0-0

Respectfully submitted,

Karol G. Coffin, Superintendent

January 9, 2017 Property & Transportation Minutes

Page 2

Property & Transportation Subcommittee Signatures:

\_\_\_\_\_, Myndi Bogdanovich

\_\_\_\_\_, Dawn French

|   | YEAR 1<br>FY 18 | YEAR 2<br>FY 19 | YEAR 3<br>FY 20 | YEAR 4<br>FY 21 | YEAR 5       | TOTAL        |
|---|-----------------|-----------------|-----------------|-----------------|--------------|--------------|
| <b>Cold Spring School - 1954</b>              |                 |                 |                 |                 |              |              |
| 1 Exterior masonry repairs                    | \$10,000.00     |                 |                 |                 |              |              |
| 2 Partial replacement of asbestos floor tiles | \$50,000.00     | \$50,000.00     | \$50,000.00     | \$50,000.00     |              |              |
| 3 Security system installation                |                 | \$25,000.00     |                 |                 |              |              |
| 4 Fire alarm system upgrade                   |                 | \$30,000.00     |                 |                 |              |              |
| 5 Replace classroom countertops (11@\$2,000)  |                 | \$22,000.00     |                 |                 |              |              |
| 6 Steam tunnel line replacement               |                 | \$48,000.00     |                 |                 |              |              |
| 7 Replace sidewalks                           |                 |                 | \$22,000.00     |                 |              |              |
| 8 Ceiling replacement phase 1                 |                 |                 | \$50,000.00     |                 |              |              |
| 9 ADA modifications                           |                 |                 | \$40,000.00     |                 |              |              |
| 10 Ceiling replacement phase 2                |                 |                 |                 | \$50,000.00     |              |              |
| 11 Bathroom renovations                       |                 |                 |                 | \$50,000.00     |              |              |
| 12 Window replacement (166@\$1,000)           |                 |                 |                 |                 | \$166,000.00 |              |
| 13 Upgrade classroom plumbing                 |                 |                 |                 |                 | \$25,000.00  |              |
| <b>Total</b>                                  | \$60,000.00     | \$175,000.00    | \$162,000.00    | \$150,000.00    | \$191,000.00 | \$738,000.00 |
| <b>Chestnut Hill Community School - 1986</b>  |                 |                 |                 |                 |              |              |
| 1 HVAC heat pump replacement                  | \$50,000.00     | \$50,000.00     | \$50,000.00     |                 |              |              |
| 2 Classroom carpet removal, tile installation | \$40,000.00     | \$40,000.00     | \$40,000.00     |                 |              |              |
| 3 Sidewalk repairs / replacement              |                 |                 | \$75,000.00     |                 |              |              |
| 4 Replace door hardware                       |                 |                 |                 | \$56,000.00     |              |              |
| 5 Paint classrooms                            |                 |                 |                 |                 | \$32,000.00  |              |
| 6 Locker room renovations                     |                 |                 |                 | \$48,000.00     |              |              |
| 7 Bleacher replacement                        |                 |                 |                 |                 | \$72,000.00  |              |
| 8 Cooling tower replacement                   |                 |                 |                 |                 | \$100,000.00 |              |
| 9 Oil tank replacement                        |                 |                 |                 |                 |              |              |
| <b>Total</b>                                  | \$320,000.00    | \$90,000.00     | \$165,000.00    | \$104,000.00    | \$204,000.00 | \$883,000.00 |

|  | YEAR 1<br>FY 18 | YEAR 2<br>FY 19 | YEAR 3<br>FY 20 | YEAR 4<br>FY 21 | YEAR 5         | TOTAL          |
|--|-----------------|-----------------|-----------------|-----------------|----------------|----------------|
| <b>Jabish Brook Middle School - 1964</b>                           |                 |                 |                 |                 |                |                |
| 1 Roof replacement   |                 |                 |                 |                 | \$1,500,000.00 |                |
| 2 Partial replacement of asbestos floor tiles                      | \$50,000.00     | \$50,000.00     | \$50,000.00     | \$50,000.00     |                |                |
| 3 Floor replacement library/room 115                               | \$35,000.00     |                 |                 |                 |                |                |
| 4 Traffic flow re-configuration                                    |                 | \$25,000.00     |                 |                 |                |                |
| 5 Gym bleacher repair/replacement                                  |                 | \$100,000.00    |                 |                 |                |                |
| 6 Locker room renovations  |                 |                 | \$85,000.00     |                 |                |                |
| 7 Renovate stairways / flooring                                    |                 |                 |                 | \$25,000.00     |                |                |
| 8 Bathroom door replacement, (8 doors)                             |                 |                 |                 | \$8,400.00      |                |                |
| 9 Upgrade 6 bathrooms/ADA modifications                            |                 |                 |                 | \$40,000.00     | \$40,000.00    |                |
| 10 Generator replacement   |                 |                 |                 |                 | \$32,000.00    |                |
| 11 Hall locker replacement   |                 |                 |                 |                 | \$75,000.00    |                |
| <b>Total</b>   | \$85,000.00     | \$175,000.00    | \$135,000.00    | \$123,400.00    | \$1,647,000.00 | \$2,165,400.00 |
| <b>Swift River Elementary School - 1996</b>                        |                 |                 |                 |                 |                |                |
| 1 Roof / masonry repairs   | \$10,000.00     |                 |                 |                 |                |                |
| 2 Phone / Intercom replacement                                     |                 | \$42,000        |                 |                 |                |                |
| 3 Exterior door hardware replacement                               |                 |                 |                 | \$58,000.00     |                |                |
| 4 Boiler replacement   |                 | \$42,000.00     | \$0.00          |                 | \$82,000.00    | \$192,000.00   |
| <b>Total</b>   | \$10,000.00     | \$42,000.00     | \$0.00          | \$58,000.00     | \$82,000.00    | \$192,000.00   |
| <b>Central Office -1939</b>  |                 |                 |                 |                 |                |                |
| 1 Renovations / window replacement / driveway replacement / phones |                 | \$50,000.00     | \$50,000.00     | \$50,000.00     | \$50,000.00    | \$200,000.00   |
| <b>Total</b>   | \$0.00          | \$50,000.00     | \$50,000.00     | \$50,000.00     | \$50,000.00    | \$200,000.00   |
| <b>Belchertown High School - 2002</b>                              |                 |                 |                 |                 |                |                |
| 1 Boiler replacement   |                 |                 |                 |                 | \$110,000.00   |                |
| 2 Masonry repairs  |                 | \$10,000.00     |                 |                 |                |                |
| 3 Tennis court repairs / resurfacing                               |                 |                 | \$62,000.00     |                 |                |                |
| 4 Outdoor track resurfacing  |                 |                 |                 | \$82,000.00     |                |                |
| <b>Total</b>   | \$0.00          | \$10,000.00     | \$62,000.00     | \$82,000.00     | \$110,000.00   | \$264,000.00   |
| <b>Grand Total</b>   | \$475,000.00    | \$542,000.00    | \$574,000.00    | \$567,400.00    | \$2,284,000.00 | \$4,442,400.00 |



Robert Lachance <rlachance@belchertownps.org>

---

## CHCS oil Tank

1 message

---

**Robert Lachance** <rlachance@belchertownps.org>  
To: Karol Coffin <kcoffin@belchertownps.org>

Tue, Mar 21, 2017 at 3:33 PM

Superintendent Coffin,

Just a little background on our oil tanks. Jabish Brook, Cold Spring School and the Central Office tanks were removed / replaced in 1999. Swift River, (built 1996) and the High School, (built 2002), meet all current codes. With that said, the only tank that has not been removed / replaced is located at the Chestnut Hill Community School, (installed in 1985).

In preparation for the replacement of the CHCS tank, a preliminary study was conducted by David Horowitz from Tighe & Bond on 9/8/2009. In that report it was recommended that the tank be replaced. At that time the project was included in the Capital Improvement Plan for future consideration.

In FY 15 the school department budgeted for engineering services to re-evaluate the condition of the tank and to make recommendations as to its suitability to remain in place. After an onsite review of the system, a report was provided by Gary Roberts on 12/14/15 from Tighe & Bond detailing the condition of the tank system and cost estimates to remove / replace the tank.

Although the tank is still structurally sound, at this time it is 32 years old. As reported by Tighe & Bond, the generally accepted life expectancy of a single wall tank is 30 years in age. As you are aware, the school department was unsuccessful in obtaining funds from the town at the annual town meeting of 5/9/16. In the effort to prevent an environmental release of oil it is the recommendation of the school department that the tank and associated piping should be replaced no later than the summer of 2018.

Preliminary estimates for this project range from \$200,000 - \$230,000. In an ideal situation, approval and funding would be obtained in December 2017. Design, engineering and bidding would take place in February / March 2018 with shovels in the ground as soon as school lets out in June of 2018.

Feel free to let me know if you have any questions.

Thanks,

Bob

—  
Robert Lachance, CFA  
Director of Buildings & Grounds  
Belchertown Public Schools  
14 Maple Street, P.O. Box 841  
Phone; 413-323-0423 x 102  
Fax 413-323-0448  
Email [rlachance@belchertownps.org](mailto:rlachance@belchertownps.org)

