

***Building, Security, & Technology Committee Meeting Minutes***  
***January 5, 2016***  
***Main Office Conference Room***  
***5:15PM***

Present: Dr. Bill Foster – Chairperson, Mrs. Beth Darcy, Mr. Charles Kleinschmidt, Mrs. Karen Smith  
Mr. Richard Hansen, Mr. Vincent Loiacono, and Mrs. Kathryn Strouse

Roof Maintenance Project: The Facility Manager discussed the roof assessment and the recommendation to proceed with a repair/patch method to extend the useful life of the roof an additional 5-8 years to allow for MBIT to assemble the necessary information and documents for a long-term plan for roof replacement. The current short term plan is to concentrate on those areas of the roof identified as having water infiltration first and evaluate the resulting work to see if it conforms to our expectations. MBIT is anticipating two repair periods during the year beginning in the spring and another planned for the fall. This would continue for the next two to four years. The long term plan is to gather the necessary documentation to allow for a competitive bid to replace the entire roof surface which is currently estimated to cost 6 million dollars. Committee members agreed to support the short and long term plan for roof maintenance and replacement.

Main Electrical Transfer Switch: The Director of Facility Operations and the Facility Manager, discussed an engineering proposal to replace the Dual Main Service transfer switch. This is the last of the original switch gear, and it is no longer necessary as PECO has terminated the second supply leg to MBIT. Leaving the switch in place poses a potential liability to the electronic equipment installed within MBIT. If the power should fail the switch would react to the loss of power by switching from the current input to the alternate supply which at this time both sides are supplied from the same source. This would result in the switch attempting to connect to the same source, in the event the power loss was momentary a resulting power surge could be experienced. MBIT has a proposal from Kupper Engineering to conduct an engineering study that would provide recommendations for the replacement of the Dual Main Service Switch. The cost of the engineering study is \$9,150.00. Committee members agreed to support the Engineering Study to replace the Main Electrical Transfer Switch.

On Demand Hot Water Heater: The Director of Facility Operations and the Facility Manager discussed an engineering proposal to conduct a feasibility study for replacing the six current hot water heaters with on-demand hot water heaters as needed throughout MBIT. Presently, MBIT has 6-150 gallon hot water heaters to supply hot water to various locations throughout MBIT, including Culinary Art, Cosmetology, Childcare, Healthcare programs and all of the restroom locations. Functional these hot water heaters only work about 6 hours per day during the normal school day, which means that the remain 18 hours the heaters are keeping water hot but not used. Additionally, in some locations the ability to receive hot water takes the wasting of 10 gallons of water to allow the hot water to begin to flow to remote or distant locations within the building. The cost of the feasibility study is \$9,150.00. Committee members agreed to support the feasibility study to replace the existing hot water heaters with on-demand hot water heaters.

MBIT Farmhouse: The Facility Manager provided an update on the farm house demolition project. MBIT is looking to have the MBAVTS Authority approve the final asbestos abatement work at its next meeting later in January. This work needed to be completed prior to demolition. A Request for Proposal (RFP) is being finalized to allow for the physical demolition of the farmhouse. We anticipate having the RFP ready in February then bidding would occur in March-April with approval of a Contractor at the May Executive Council meeting and demolition performed prior to start on the 2016-2017 school year.

The meeting adjourned at 6:00 PM. The next regularly scheduled meeting of the BST Committee is February 2, 2016 at 5:15PM.