

# TRSD Construction Committee Meeting

## May 16, 2023 - 10:00AM

### Attendance:

#### **Energy Efficiency Investments:**

Mike Davey, EEI  
Jeff Derosiers, Project Manager, EEI  
Chris Roy, Site Supervisor, EEI  
Alan Pinciario, Project Designer, Gale Associates

#### **Timberlane Regional School District Administration:**

Maria Watkins, TRSD/SAU106, Business Administrator/CFO  
Karl Ingoldsby, TRSD/SAU106, Director of Plant Operations  
Sarah Vaira, TRSD/SAU106, Facilities Supervisor

#### **Timberlane Regional School Board:**

Jack Sapia, Atkinson, Current TRSB

#### **GUEST:**

Gary Gobe, Atkinson resident, Project Mgr., CB Richard Ellis  
Kim Farah, Danville, Past TRSB, 6 years  
Brian Boyle, Atkinson Past TRSB, 6 years

### Order of Business - Called to order at 10:03 AM by Mike Davey.

1. Volunteer to take minutes - Sarah
2. Approval of minutes - first meeting
3. Gale Intro
  - o Focus on keeping water out of buildings, civil engineering, athletics
  - o Maine, NH, MA offices
4. Visual evaluation & testing (5 schools) - Alan reviewed PowerPoint
  - o Overall deterioration of block in buildings
    - i. HS 12" wide, paint finish
    - ii. Coating is deteriorating CMU block
    - iii. Deteriorating mortar joints
    - iv. Hairline fractures & cracks
  - o TRHS area reviewed and discussed, one block
    - i. Evaluate condition
    - ii. Send blocks out petrographic and chemical analysis
    - iii. Compressive strength <sup>testing</sup> compromised?
    - iv. Ground penetrating radar survey
    - v. (video) rebar not tied in to anything
    - vi. Full report coming
  - o TRMS
    - i. Another block
    - ii. Web ties in mortar joints, close to exterior surface
  - o Danville
    - i. One block did not come out in tact
  - o Sandown Central
  - o Atkinson Academy
    - i. 8" block wall, by the

- Schedule in PowerPoint from GALE, meet week of July 3 for draft report. (final July 14 week will be issued)
- Brian asked if buildings should be evacuated. Alan ~~says no, not based on these evaluation efforts.~~
- Jack - mentioned water at HS on gym floor, years ago.
- Discussion ensued about concerns and meeting current code.

stated that the evaluation and testing procedures are on-going, however, based on the visual evaluation, Gale has not observed conditions that differ from the previous report provided by structural engineering firm Foley Buhl Roberts & Associates Inc. dated September 9, 2022. Gale will contact EEI regarding conditions that differ from previous reports that are documented during Gale's evaluation or material testing.

#### 5. Focus for this summer - Mike Davey Lease update project - PowerPoint

- MLC, Municipal Lease Consultant
- This summer \$3M range, rate today to lock in for FY23 rate, up to 20 years
- Mike reviewed the projects upcoming
- Future for following summers (walls, ERU's, HVAC controls, structure)
- Kim asked about "Why Summers?" . Mike says we are doing work now, year round, but there are challenges. TRSD does have a tight site on the main campus. Karl mentioned buildings are full. Jack mentioned mitigation on safety and disruption. Chris is onsite daily. Mike reminded the group that it is in EEI's best interest to get things done quickly.
- EEI is working on non lease work now with Karl. (see PowerPoint)
  - i. Reviewed savings & rebates matrix
  - ii. Consideration of skylights, potential for leaks, most of the group does not want sky lights
  - iii. TRMS budget Roofing Options - structural repairs, discussion of extending warranty. Questions about solar panels, what happens to warranty, discussion about solar in parking lots and other areas. Best to do solar at the same time as roofs.
- Karl asked about this committee. Mike said keep having meeting monthly, nothing formal to bring to TRSB for decisions, but bring a report.
- Brian asked about how EEI works, markup is in RFP, if working on something else and another issue comes up, sometimes is handled also. Pricing for equipment and vendors go out to bid. Mandatory for 3 bids, many time 5 or 6 bids.

#### 6. Next meeting

- **June 13, 2023, 10 AM**
- Mike mentioned AA, not part of lease, another roof (old section) roof A to far left. This is on CIP for future, perhaps while roofers are there, can re-prioritize. Mike will bring some data.
- Kim mentioned SN and SC consolidation.

#### 7. CIP

- Kim mentioned meeting with John Hughes.
- Does the CIP need to meet? Kim recommend

#### 8. Meeting adjourned at 11:40 AM.

Respectfully submitted,

Sarah Vaira, Facilities Supervisor



## **Timberlane Regional School District School Buildings**

Atkinson, Danville, Sandown, Timberlane  
Middle School, and Timberlane High School

### **Structural Assessment of Concrete Masonry Unit (CMU) Walls**

May 16, 2023



Gale Associates, Inc.  
Alan C. Pinciario, Associate AIA  
Project Designer

# ABOUT GALE

- Professional Engineers, Planners and Athletic Facilities Specialists
- 59 Years of Proven Success
- Privately Owned
- Seven (7) Office Locations: ME, MA, NH, CT, MD, VA, FL



The Zweig Group has chosen Gale as one of the "Best Firms to Work For" for the 9th year in a row!



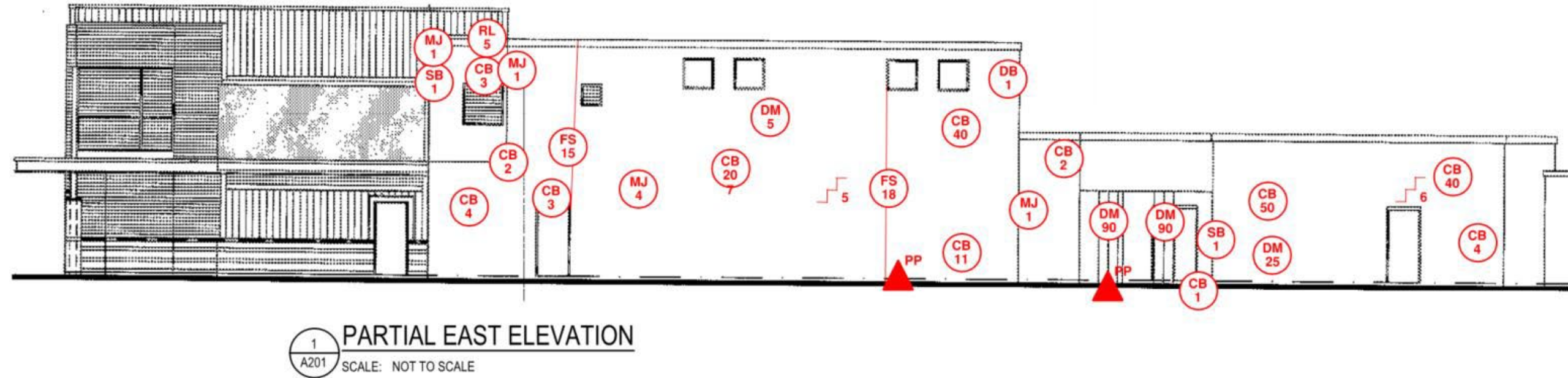
Whatever It Takes!

**C**ollaboration between staff to service our clients  
**O**ppportunity for staff development and advancement growth  
**R**espect between co-workers and our clients  
**E**quilibrium / balance between work and families





# EVALUATION PROCESS



1 PARTIAL EAST ELEVATION  
A201 SCALE: NOT TO SCALE



# EVALUATION PROCESS - TRHS



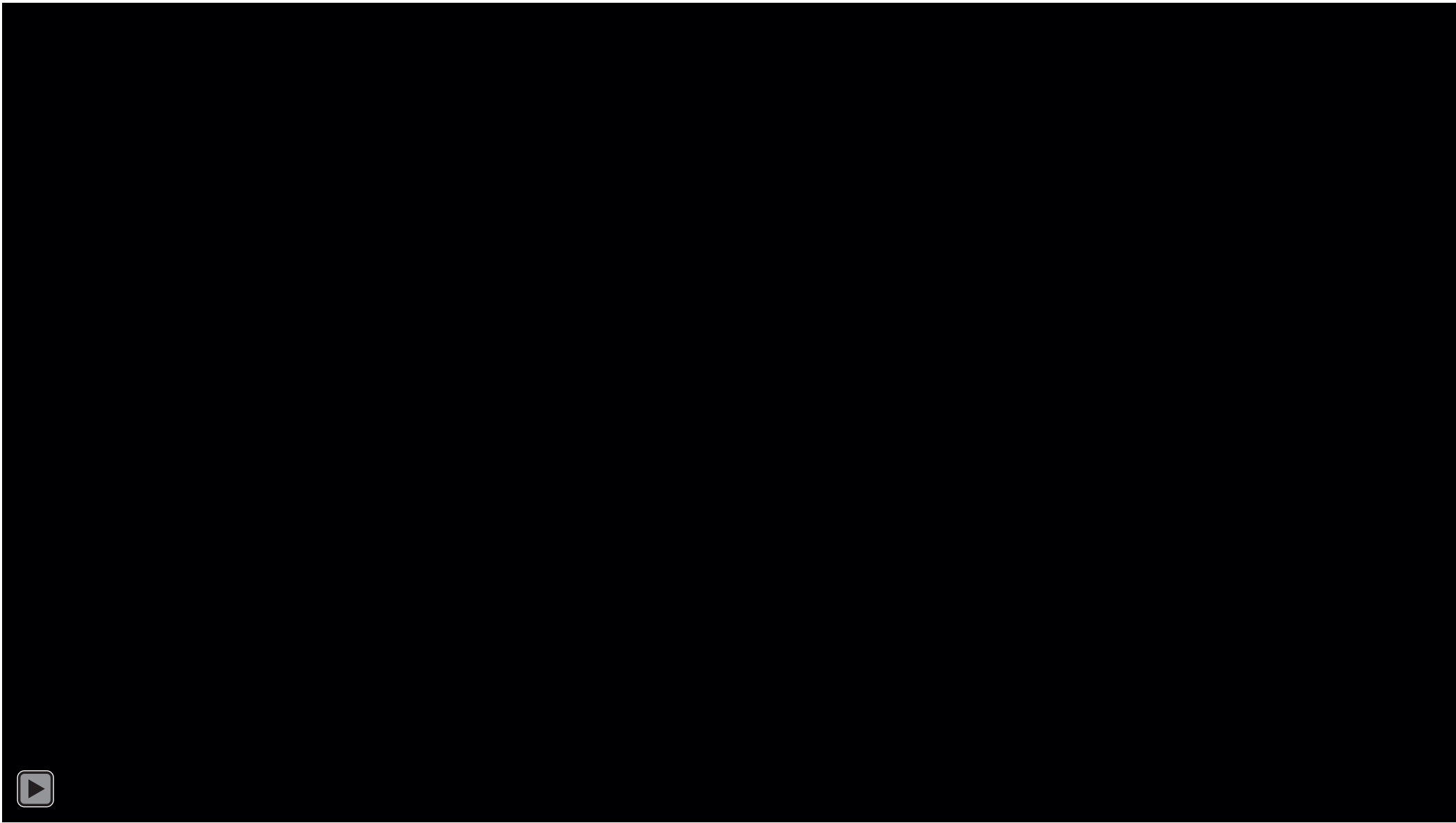


# EVALUATION PROCESS - TRHS





# EVALUATION PROCESS - TRHS





# EVALUATION PROCESS - TRMS





# EVALUATION PROCESS - TRMS





# EVALUATION PROCESS - DANVILLE





# EVALUATION PROCESS - SANDDOWN





# EVALUATION PROCESS – ATKINSON ACADEMY





# EVALUATION PROCESS – ATKINSON ACADEMY





# EVALUATION PROCESS – SCHEDULE

## STRUCTURAL ASSESSMENT OF CONCRETE MASONRY UNIT WALLS FIVE (5) TIMBERLANE REGIONAL SCHOOL DISTRICT BUILDINGS PRELIMINARY MILESTONE SCHEDULE

TASK	DATE
Destructive Testing and Visual Evaluation	Week of April 24, 2023
Material Testing (Approximately 4 Weeks)	May 22, 2023 – June 16, 2023
Draft Report Submission	June 30, 2023
Meet with EEI and TRSD to Review Draft Report	Week of July 3, 2023
Final Report Submission	July 14, 2023

# Thank You

Mr. Alan C. Pinciario  
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Alan C. Pinciario, Associate AIA  
Project Designer





Timberlane Regional  
School District

5- 16- 23

# Summer 2023 Update Lease Project

- MLC putting Master lease out to bid in May.
- EEI Working on securing lighting rebates
- Roof Design Nearly Completed
- Major Summer Activities planned
- Lightning at Atkinson, SAU offices, Sandown North, Sandown Central, Pollard and Danville
- Roofing Middle School, Reviewing multiple options
- Design For Walls, ERU Units, Controls, Roofing and Structural



# Summer 2023 non lease related work

- New Boilers and consolidation at Danville
- New HVAC Controls Middle School and Danville. Valve Replacements Scheduled. 170 Valves
- Remove Oil Tanks Danville
- Boiler projects and Hot Water Heater at PACC and THS
- Exterior Wall Study and design
- ESSER Ventilation Projects at Middle School
- Replace 2 Roofs at Atkinson
- Test below Grade piping between and PAC and HS

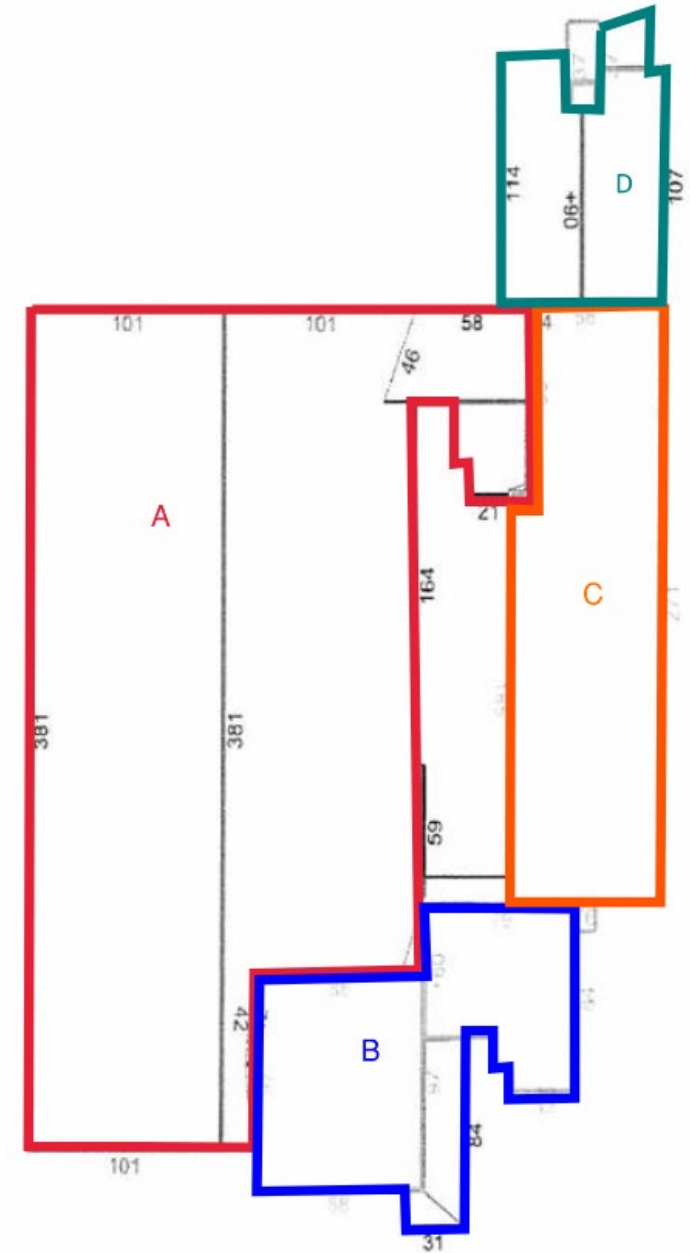


Timberlane Schools Matrix				
<u>Location</u>	<u>Cost</u>	<u>Energy Savings</u>	<u>Maintenance Savings</u>	<u>Estimated Rebates</u>
<b>Atkinson Academy</b>				
Led Lighting	\$205,400.00	\$12,097.00	\$2,054.00	\$34,440.00
<b>SAU Office</b>				
LED Lighting	\$50,000.00	\$2,500.00	\$500.00	\$5,000.00
<b>Timberlane Middle School</b>				
Roof Replacement	\$1,746,426.00	\$1,200.00	\$17,464.26	
<b>Sandown North</b>				
LED Lighting	\$299,250.00	\$11,708.00	\$2,992.50	\$40,000.00
<b>Sandown Central</b>				
LED Lighting	\$183,870.00	\$14,738.00	\$1,838.70	\$14,014.00
<b>Pollard</b>				
Led Lighting	\$285,950.00	\$17,175.00	\$2,859.50	\$42,600.00
<b>Danville</b>				
Led Lighting	\$272,650.00	\$13,669.00	\$2,726.50	\$40,545.00
<b>Phase 1 Total</b>				
	\$3,043,546.00	\$73,087.00	\$30,435.46	\$176,599.00



# Middle School Roof

- Roof A is the largest Roof, estimated Age is 20 years. It is at end of life
- It has 2 layers of roof below and tectum deck below
- Roofs B, C, and D are 2-5 years old and should be considered for replacement in 2038 +/-



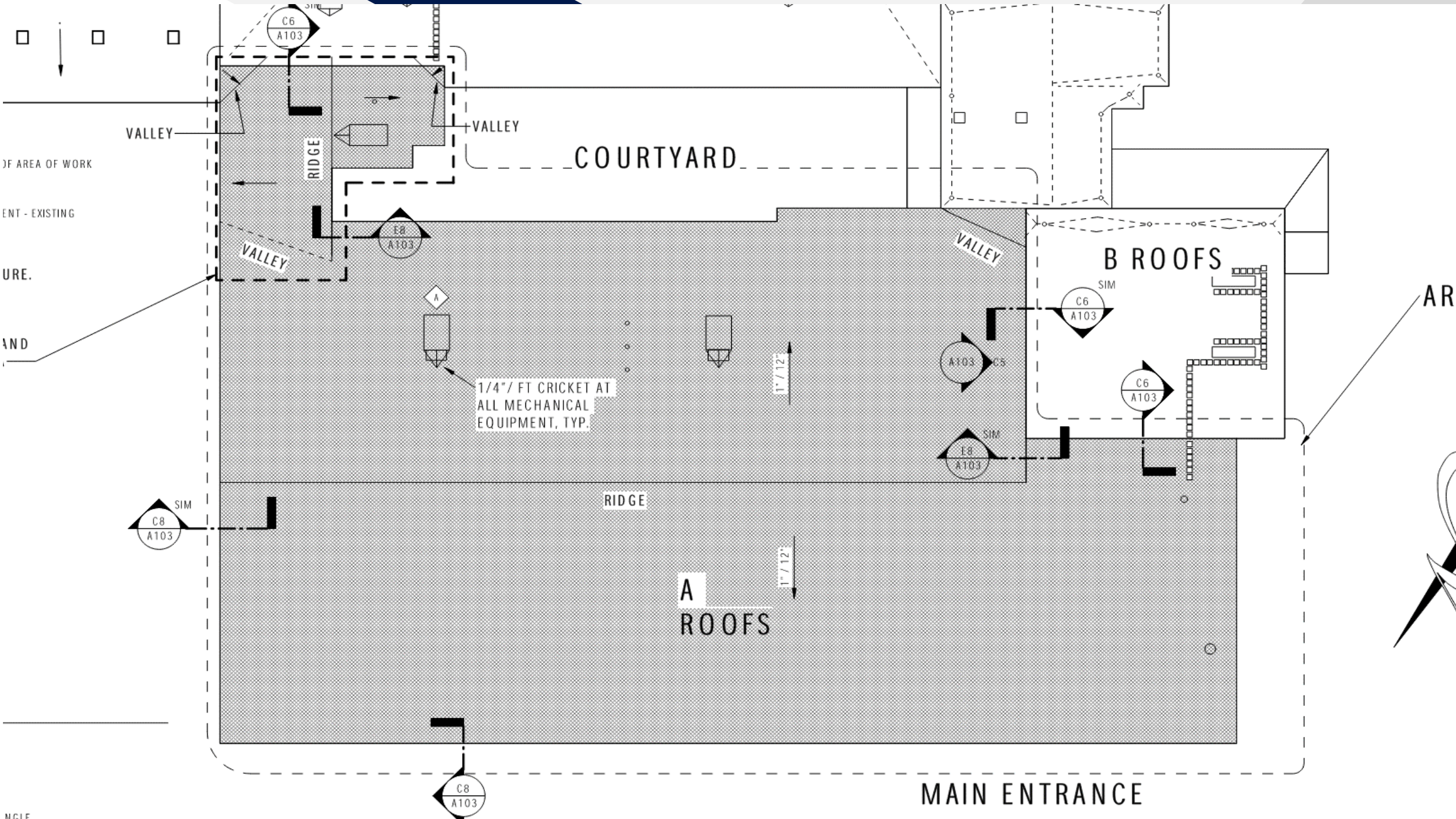






Roof Area A  
Test Cut





□ ↓ □ □

VALLEY

OF AREA OF WORK

ENT - EXISTING

URE.

AND

NGLE

STEM

COURTYARD

B ROOFS

A ROOFS

MAIN ENTRANCE

AR

1/4" / FT CRICKET AT ALL MECHANICAL EQUIPMENT, TYP.

RIDGE

VALLEY

VALLEY

VALLEY

RIDGE

1" / 12"

1" / 12"

C8  
A103  
SIM

E8  
A103

C6  
A103

A103  
C5

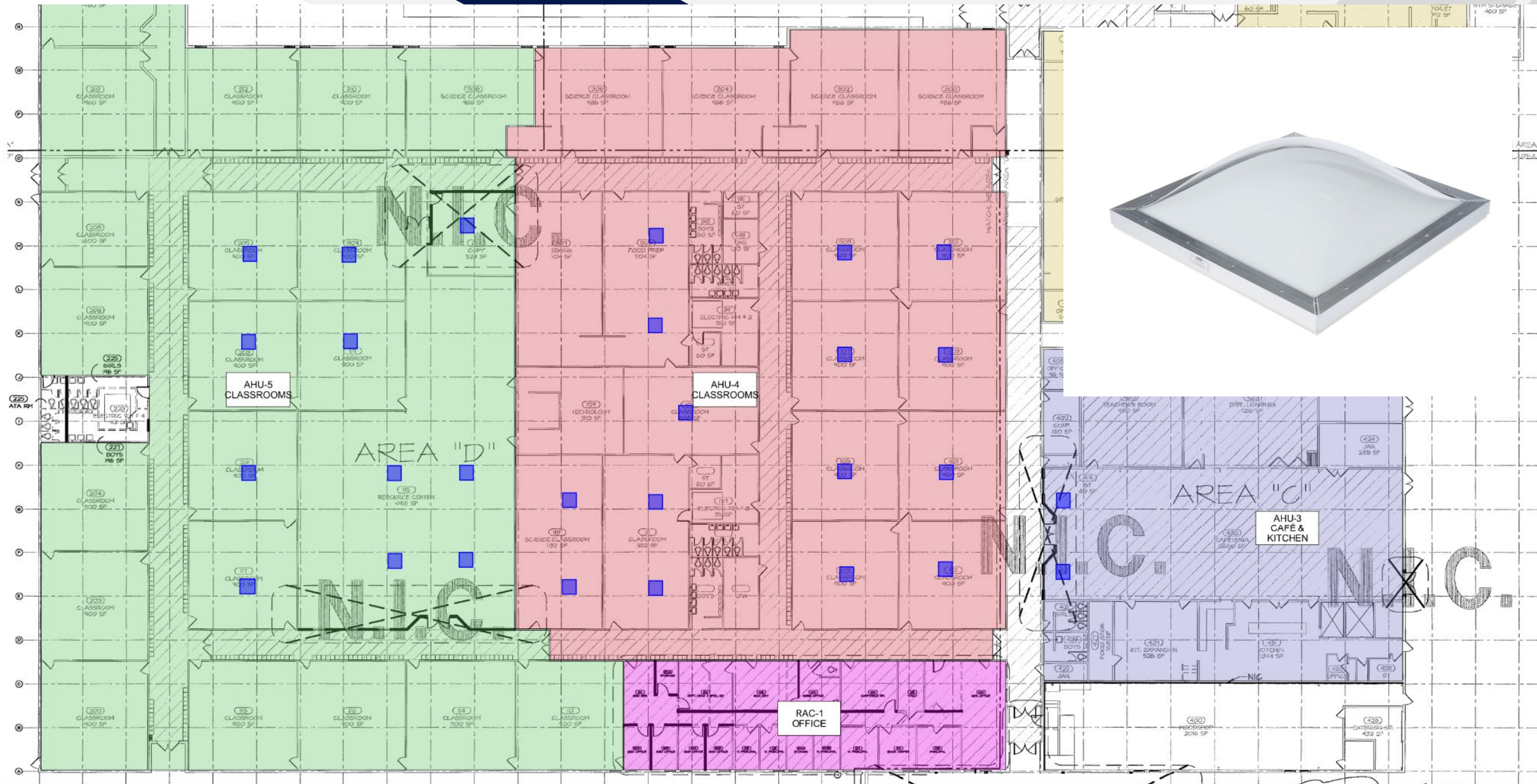
E8  
A103  
SIM

C6  
A103  
SIM

C6  
A103

C8  
A103







# Roofing Options

Approximate Budget From Lease	\$1,746,000.00
<b>Option 1</b>	
Remove existing EPDM and top lay Insulation. Original Bituminous Built up roof to stay. Add alternating layers of 2.5" Iso, 1/2" Poly ISO and Cover Board to R-30 Roofing would be 60 Mil EPDM 20 year Warranty	\$1,228,043.00
<b>Structural Repairs Allowance</b>	\$134,000.00
<b>Total Base</b>	<b>\$1,362,043.00</b>
Total Savings with Base Bid from Budget	\$383,957.00
Alternates	
1 Install 26 Skylights with Shades	\$379,000.00
2 Install 4 Skylights (Library Only)	\$79,000.00
3 Increase Roofing Warranty from 20 year to 30 year warranty changes thickness of roof to EPDM 90 Mil	\$270,169.46





TRSD Budget Matrix

Date: 1-3-2023

\*Note these are preliminary pre-design budgets

Preliminary Phasing Plan was created for discussion.

ECM	DESCRIPTION	OPTION A	2023	2024	2025	2026
<b>Atkinson Academy</b>						
1	Led Lighting	\$ 205,400.00	\$ 205,400.00			
2	Controls Upgrade	\$ 502,740.00				\$ 502,740.00
3	Steeple Repairs	\$ 200,000.00	\$ 200,000.00			
4	Replace HVAC Units	\$ 3,600,000.00		\$ 3,600,000.00		
	<b>Total</b>	<b>\$ 4,508,140.00</b>				
<b>Timberlane Regional High School</b>						
1	Full Controls Upgrade	\$ 877,800.00		\$ 877,800.00		
2	Roof Tops Units/HVAC	\$ 4,675,000.00		\$ 2,337,500.00	\$ 2,337,500.00	
3	New Roofs	\$ 4,152,000.00		\$ 2,076,000.00	\$ 2,076,000.00	
	<b>Total</b>	<b>\$ 9,704,800.00</b>				
<b>SAU office and District Wide</b>						
1	LED Lights	\$ 50,000.00	\$ 50,000.00			
	<b>Total</b>	<b>\$ 50,000.00</b>				
<b>PAC</b>						
1	AHU, ERVS and Controls	\$ 789,000.00			\$ 789,000.00	
2	Roof	\$ 817,817.00			\$ 817,817.00	
3	Controls	\$ 226,100.00			\$ 226,100.00	
	<b>Total</b>	<b>\$ 1,832,917.00</b>				
<b>Timberlane Middle School</b>						
1	Roof Replacement	\$1,746,426.00	\$1,746,426.00			
2	Remaining HVAC Units (Music, Chorus, Admin, Gym and Cafe)	\$ 1,695,750.00				\$ 1,695,750.00
	<b>Total</b>	<b>\$ 3,442,176.00</b>				
<b>Sandown North</b>						
1	LED Lighting	\$ 299,250.00	\$ 299,250.00			
2	Controls Upgrades	\$ 332,500.00			\$ 332,500.00	
	<b>Total</b>	<b>\$ 631,750.00</b>				
<b>Sandown Central</b>						
1	LED Lighting	\$ 184,870.00	\$ 184,870.00			
<b>Pollard</b>						
1	LED Lighting	\$ 285,950.00	\$ 285,950.00			
2	Controls	\$ 465,500.00				\$ 465,500.00
3	Ventilation Upgrades	\$ 3,190,050.00				\$ 3,190,050.00
	<b>Total</b>	<b>\$ 3,941,500.00</b>				
<b>Danville</b>						
1	Replace 1987 units (3) & Correctly Size Caterina Unit from 11cfm to 3cfm	\$ 675,000.00				\$ 675,000.00
2	LED Lighting	\$ 272,650.00	\$ 272,650.00			
	<b>Total</b>	<b>\$ 947,650.00</b>				
	<b>Grand Total</b>	<b>\$ 25,243,803.00</b>	\$ 3,244,546.00	\$ 8,891,300.00	\$ 6,578,917.00	\$ 6,529,040.00