

**New Milford Board of Education
Facilities Sub-Committee Minutes
December 11, 2018
Lillis Administration Building—Room 2**

Present: Mr. Brian McCauley, Chairperson
Mrs. Angela C. Chastain
Mr. Bill Dahl
Mrs. Tammy McInerney, Alternate

Absent: Mrs. Eileen P. Monaghan

Also Present: Dr. Stephen Tracy, Interim Superintendent
Mr. Kevin Munrett, Facilities Director
Mr. Nestor Aparicio, Assistant Facilities Director
Mr. Anthony Giovannone, Director of Operations and Fiscal Services
Ms. Ellamae Baldelli, Director of Human Resources

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NEW MILFORD, CT

1.	<p>Call to Order</p> <p>The meeting of the New Milford Board of Education Facilities Sub-Committee was called to order at 6:45 p.m. by Mr. McCauley. Mrs. McInerney was seated in the absence of Mrs. Monaghan.</p>	<p>Call to Order</p>
2.	<p>Public Comment</p> <ul style="list-style-type: none"> • There was none 	<p>Public Comment</p>
3.	<p>Discussion and Possible Action</p> <p>A. NMHS Roof</p> <ul style="list-style-type: none"> • Dr. Tracy said there was a meeting at the Mayor's office last week at which Town Council member Paul Szymanski was present. Mr. Szymanski expressed two concerns: that the bid process was orchestrated by Garland and they may provide materials for the project; and why the option of putting asphalt shingles over the existing shingles was not considered. As a result, the project has slowed down and become more complicated. • Dr. Tracy said he wanted to clarify the concern raised regarding Garland. Garland is being used as the General Contractor through the U.S. Communities Government Purchasing Alliance, as was done with the Town approved SMS roof project. The process is used to expedite the 	<p>Discussion and Possible Action</p> <p>A. NMHS Roof</p>

	<p>work and no objection was raised from anyone until last week.</p> <ul style="list-style-type: none">• Regarding shingling over existing shingles, Dr. Tracy said no one had suggested this option during any of the previous lengthy discussions. This option would continue the vulnerability to wind lift. It also does not provide for ventilation, resulting in a shorter life span for the roof. This option would also negate the possibility of solar for the life of that roof.• Mr. Munrett said using asphalt over asphalt will also result in bigger labor costs 8-15 years down the road when two layers will have to be removed before a new roof is added.• Mr. Dahl asked if bidding this option would meet the bonding timeline. Dr. Tracy said January bonding is no longer an issue per the Town; they can issue anticipation notes instead.• Mr. Dahl said the Board has spent a great deal of time talking about roofs and gathering information to make informed decisions. He wondered why the Board should spend any more time since the Town will ultimately do what they want.• Dr. Tracy said in his opinion, Garland did a good job of presenting options. Late in the game, the Town has raised another option. He recommends letting the Town scope out that option.• Mr. McCauley called on Board Chair David Lawson from the audience to add his interpretation of the meeting. Mr. Lawson said the Board had done exactly what they were asked to do by the Town. If the Town wants something different now, they should do it since they are the ones making the decision.• Mrs. McInerney said this new option, of asphalt over asphalt, is putting a bandaid on a problem that will have to be dealt with down the road. She would like Board input noted for the record.• Mrs. Chastain said she is from the Midwest and putting shingles over shingles is very common. She asked if there is documentation of how many shingles have been lost off the high school over time. She said showing that to the	
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	<p>Town might help.</p> <ul style="list-style-type: none">• Mr. Steve Botelho, from Garland, was invited to speak from the audience. He said the high school roof is not a traditional shingle roof. It has a metal deck, insulation, then fiberboard, then shingles. There is no ventilation. The sun beats down on the shingles, dries them out, and they continue to blow off. He said Garland would not warranty the current option being suggested by the Town and would not bid on the project that way. He said the Board paid to have an architect and structural engineer write the specs for the shingle and metal seam options presented to the Board as part of a design study. He would welcome a combined meeting with the Town to allow discussion of why the options were recommended. He noted that Mr. Syzmanski voted for the SMS project.• Mrs. Chastain noted that Mr. Syzmanski is just one member of the Town Council. She suggested this should be discussed with a broader group.• The consensus of the Facilities committee was that they have no interest in seeking additional bids.• Mrs. Chastain suggested a memo be sent to the Town as part of due diligence on the Board's part regarding what the steps will be going forward.• Mr. Dahl asked if the Board was interested in another joint meeting. Mr. Lawson asked what the goal would be. Mrs. Chastain said to be clear that the ball was now in the Town's court regarding this project. Mr. Lawson said he did not think a joint meeting would move that goal along.	
<p>B. SNIS Roof</p>	<ul style="list-style-type: none">• Mr. Munrett said the SNIS roof was the number one priority before the May 15, 2018 storm damaged the high school roof. He said the SNIS roof is not getting any better and should be bonded shortly. He asked what the next step is.• Mrs. McInerney asked if there were plans	<p>B. SNIS Roof</p>

	<p>regarding the roof. Mr. Munrett said there is a full RAMP report regarding needs and estimated costs but no specs, and no actual bids.</p> <ul style="list-style-type: none">• Dr. Tracy said they are looking to have the Town acknowledge the urgency of the project and determine who is going to take the RAMP report and turn it into a bid. There should be clear expectations regarding options to be investigated.• Mr. McCauley asked if the Town could be approached before next Tuesday’s Board meeting. Dr. Tracy said he could contact the Town for additional input. <p>C. Oil Tanks</p> <ul style="list-style-type: none">• Mr. Munrett said the HPS project is basically complete with only small items left to be checked off. The vendor has started work at East Street. The old tank has been pumped and should be removed within the next day or two. SNIS oil tank funds have been approved by the Town for the same vendor, who will move there after the East Street project.• Mr. Dahl asked if the Facilities department will be plowing the grassy area at East Street for parking. Mr. Munrett said yes, the gravel section.• Mrs. McInerney asked what the timetable is for completion of the projects. Mr. Munrett said East Street should be done in two weeks, weather permitting. He thanked Mitchell Oil again for their generous donation of a temporary tank while the project is taking place.• Mrs. Chastain suggested Mitchell be recognized at a Board meeting.• Mr. Munrett said regarding the SNIS oil tank, that a purchase order will be issued shortly so the tank can be ordered. Delivery is 10-12 weeks.• Mrs. McInerney asked if the project can be done during the winter and Mr. Munrett said yes because SNIS is heated by natural gas, with the oil tank a redundancy system.• Mr. Giovannone said the vendor would have the	<p>C. Oil Tanks</p>
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	purchase order this week.	
4.	<p>Item of Information</p> <p>A. Budget Drivers</p> <ul style="list-style-type: none"> Mr. Munrett said he has updated the five year capital plan again as a result of conversations around budget. He said regarding the tennis court resurfacing, he had checked with the Town grant writer as suggested, and was referred to the USTA. They are reviewing whether or not the district qualifies for any USTA grant. If so, the USTA would provide \$10,000 towards resurfacing or \$20,000 towards replacement. He said there are no health and safety issues for the courts, just playability issues. The \$27,000 cost is to resurface the courts. Full replacement would be approximately \$700,000 or \$350,000 to pave over them with asphalt. Mrs. Chastain clarified that this version of the plan distributed tonight is for Facilities only. Mr. Munrett said that is correct, Technology is not included. At last week’s meeting, Mr. Munrett said the Town did mention that they are receptive to helping with bigger ticket items that might make a bondable list. Mrs. Chastain asked the status of redoing the NES parking lot. Mr. Munrett said they are waiting until the Town begins the Hipp Road project in two to three years and will work with them then. 	A. Budget Drivers
5.	<p>Public Comment</p> <ul style="list-style-type: none"> Mrs. Wendy Faulenbach said she was at the meeting at the Mayor’s office last week and previous ones regarding insurance and financing options. She said that it should be recognized that the Board acted as a whole in making requests to the Town Council regarding roofs and financing. She said it is important to follow up on those requests since they were not added to the Town Council agenda, so that they 	Public Comment

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	<p>don't fall through the cracks. The Board did what they were requested to do by the Town. She said it behooves the Town Council to have a public conversation regarding their plans, including July bonding. Regarding the patching option for the high school roof, she said this has never been offered as an option previously. She said she is open to looking at it in light of what is the overall best use of taxpayer funds.</p>	
6.	<p>Adjourn</p> <p>Mrs. Chastain moved to adjourn the meeting at 7:29 p.m., seconded by Mrs. McInerney and passed unanimously.</p>	<p>Adjourn</p> <p>Motion made and passed unanimously to adjourn the meeting at 7:29 p.m.</p>

Respectfully submitted:



Brian McCauley, Chairperson
Facilities Sub-Committee