

NEW MILFORD BOARD OF EDUCATION
New Milford Public Schools
50 East Street
New Milford, Connecticut 06776

FACILITIES SUB-COMMITTEE
MEETING NOTICE

DATE: April 10, 2018
TIME: 6:45 P.M.
PLACE: Lillis Administration Building—Room 2

RECEIVED
TOWN CLERK
2018 APR - 6 P 12:56
NEW MILFORD, CT

AGENDA

New Milford Public Schools Mission Statement

The mission of the New Milford Public Schools, a collaborative partnership of students, educators, family, and community, is to prepare each and every student to compete and excel in an ever-changing world, embrace challenges with vigor, respect and appreciate the worth of every human being, and contribute to society by providing effective instruction and dynamic curriculum, offering a wide range of valuable experiences, and inspiring students to pursue their dreams and aspirations.

- 1. Call to Order**
- 2. Public Comment**

An individual may address the Board concerning any item on the agenda for the meeting subject to the following provisions:

- A. A three-minute time limit may be allocated to each speaker with a maximum of twenty minutes being set aside per meeting. The Board may, by a majority vote, cancel or adjust these time limits.
- B. If a member of the public comments about the performance of an employee or a Board member, whether positive, negative, or neutral, and whether named or not, the Board shall not respond to such comments unless the topic is an explicit item on the agenda and the employee or the Board member has been provided with the requisite notice and due process required by law. Similarly, in accordance with federal law pertaining to student confidentiality, the Board shall not respond to or otherwise discuss any comments that might be made pertaining to students.

3. Discussion and Possible Action

- A. Thermal Scan/Roof Report – presentation by Garland

4. Items of Information

- A. SNIS Softball Field Storage
- B. Overtime Update
- C. Fuel Tanks Update

5. Public Comment

An individual may address the Board concerning any item on the agenda for the meeting subject to the following provisions:

- A. A three-minute time limit may be allocated to each speaker with a maximum of twenty minutes being set aside per meeting. The Board may, by a majority vote, cancel or adjust these time limits.
- B. If a member of the public comments about the performance of an employee or a Board member, whether positive, negative, or neutral, and whether named or not, the Board shall not respond to such comments unless the topic is an explicit item on the agenda and the employee or the Board member has been provided with the requisite notice and due process required by law. Similarly, in accordance with federal law pertaining to student confidentiality, the Board shall not respond to or otherwise discuss any comments that might be made pertaining to students.

6. Adjourn

Sub-Committee Members: Brian McCauley, Chairperson
Angela C. Chastain
Bill Dahl
Eileen P. Monaghan

Alternates: Tammy McInerney
Joseph Failla



New Milford Public Schools

2018 Roof and Building Envelope Evaluations and Proposed Projects

New Milford High School
Hill & Plain Elementary
Northville Elementary
Sarah Noble Intermediate

Prepared by: Steve Botelho





New Milford High School

388 Danbury Road

Roof Construction

Shingles

Low Slope Built Up
Roofs

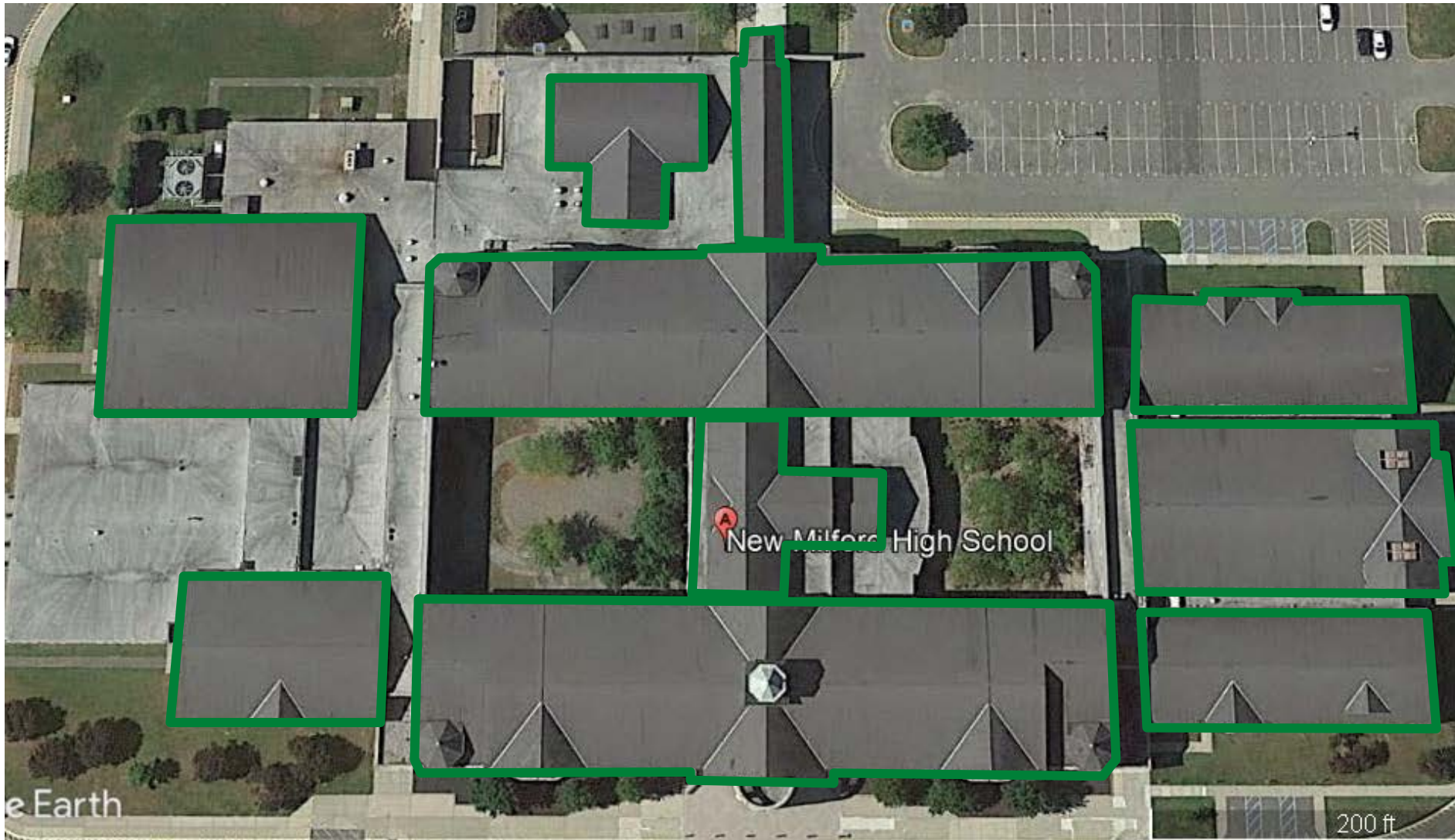
Building Completed 2000

Please Note: all dates are estimates





New Milford High School



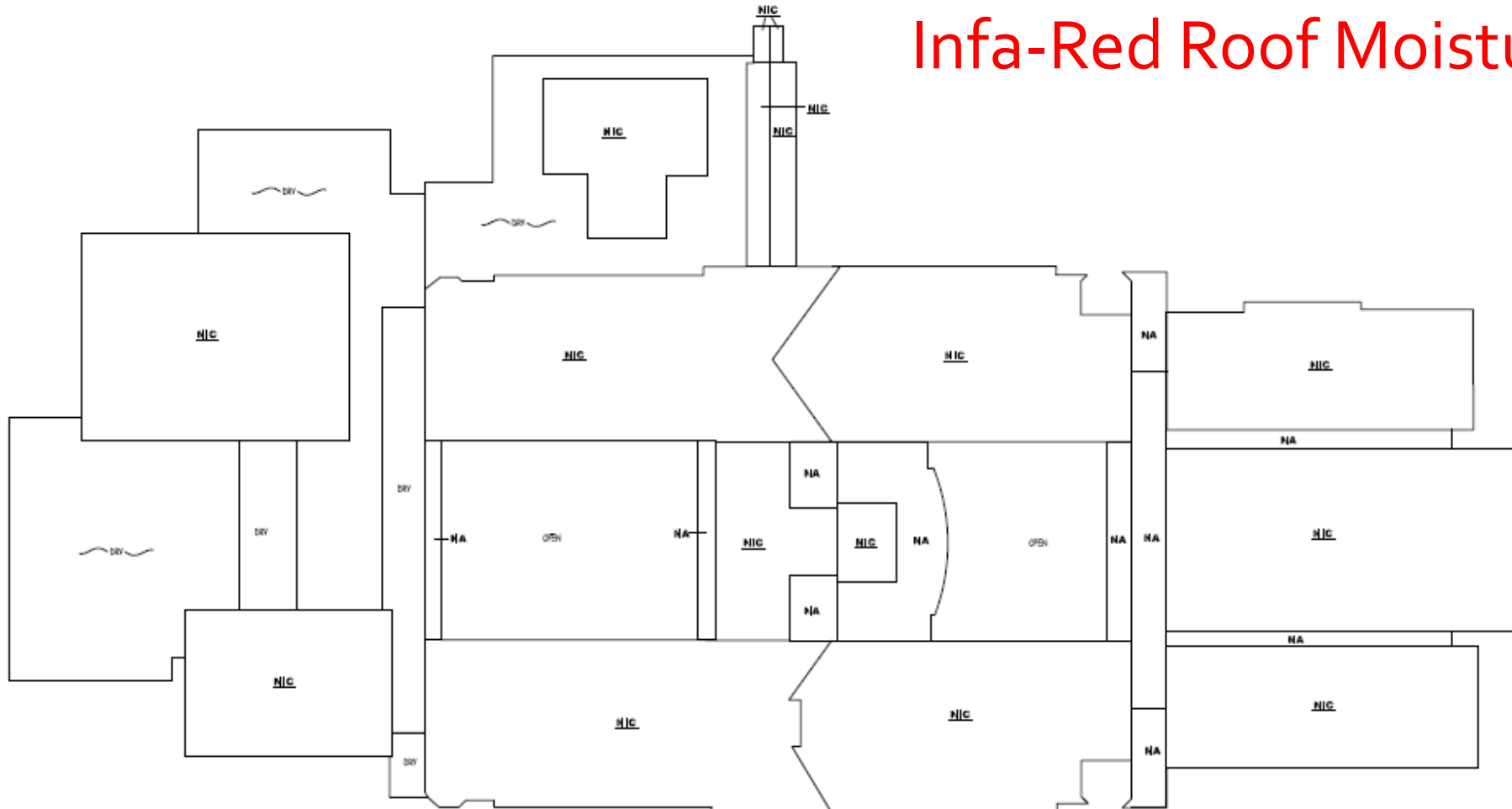
Green line
represents roof
surfaces with
shingles

All other
surfaces are
low slope built
up roofs



New Milford High School

Infa-Red Roof Moisture Analysis



Completed: 11/30/2017





New Milford High School

Recommendations

Solution Options for Low Slope Roof Sections

Suggested Action Year -2018

- Preventative Maintenance / Repair
 - Budget Range - \$7,000 - \$15,000
 - If repairs are not completed this will compromise the integrity of the roof/insulation.

Suggested Action Year -2022

- Restoration
 - Budget Range - \$675,000 - \$750,000
 - Includes 10 year manufacturers warranty
 - Typically 25% - 35% of like kind roof replacement cost

Solution Options for Shingled Roof Sections

Suggested Action Year -2018

- Preventative Maintenance / Repair
 - Budget Range - \$7,000 - \$15,000
 - If repairs are not completed this will compromise the integrity of interior of building

Suggested Action Year -2023 - 2025

- Retrofit with Standing Seam Metal
 - Budget Range - \$3.5 million - \$4.5 million
 - Budget Range per year
 - \$1.167 million - \$1.5 million





Hill and Plain Elementary

60 Old Town Park Road

Roof Construction

Trapezoidal Standing Seam
Original Roof – 1960s
Additions – 1970s & 1990s

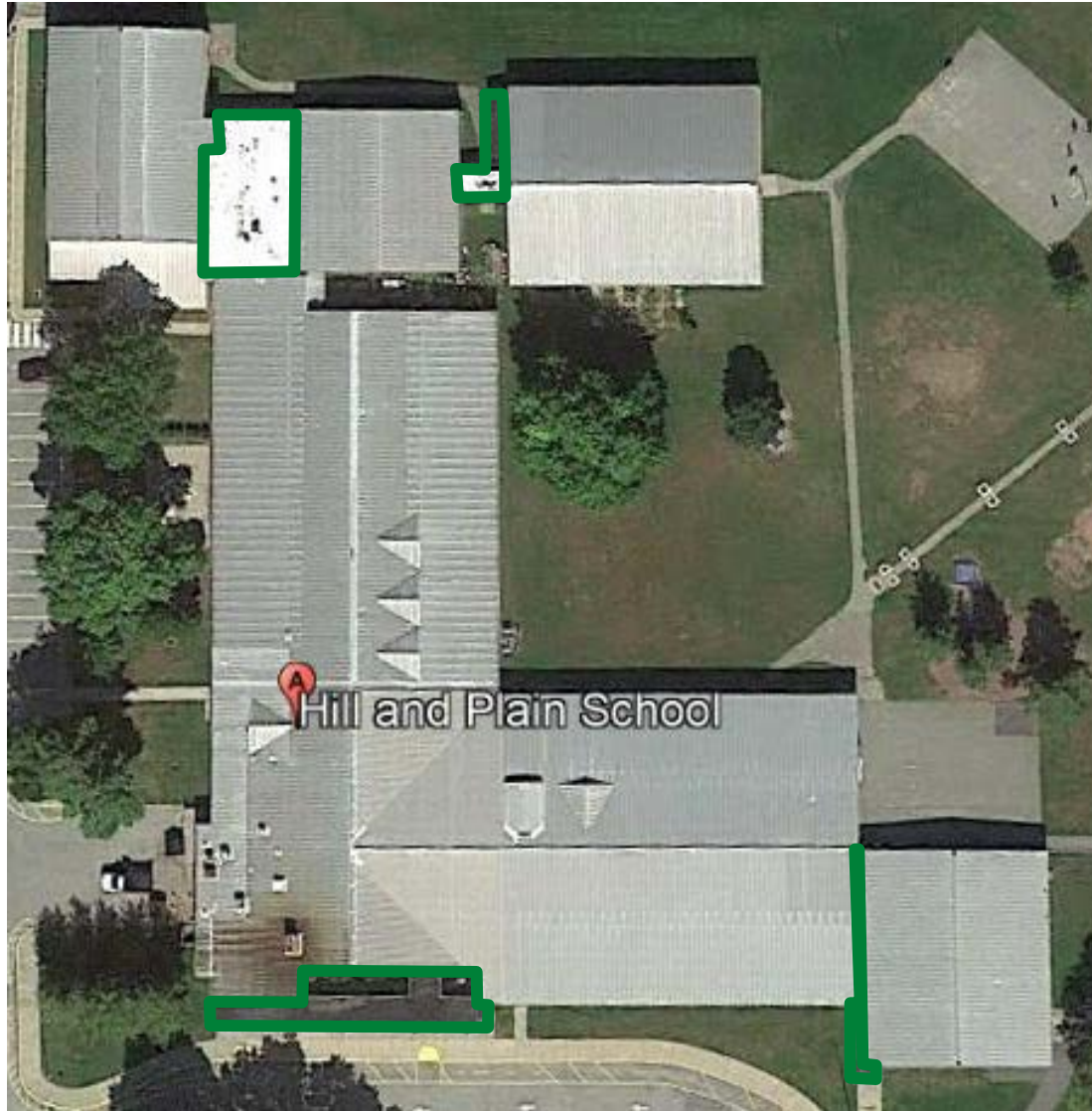
Low Slope Single Ply
Early 1990s

Please Note: all dates are estimates





Hill and Plain Elementary



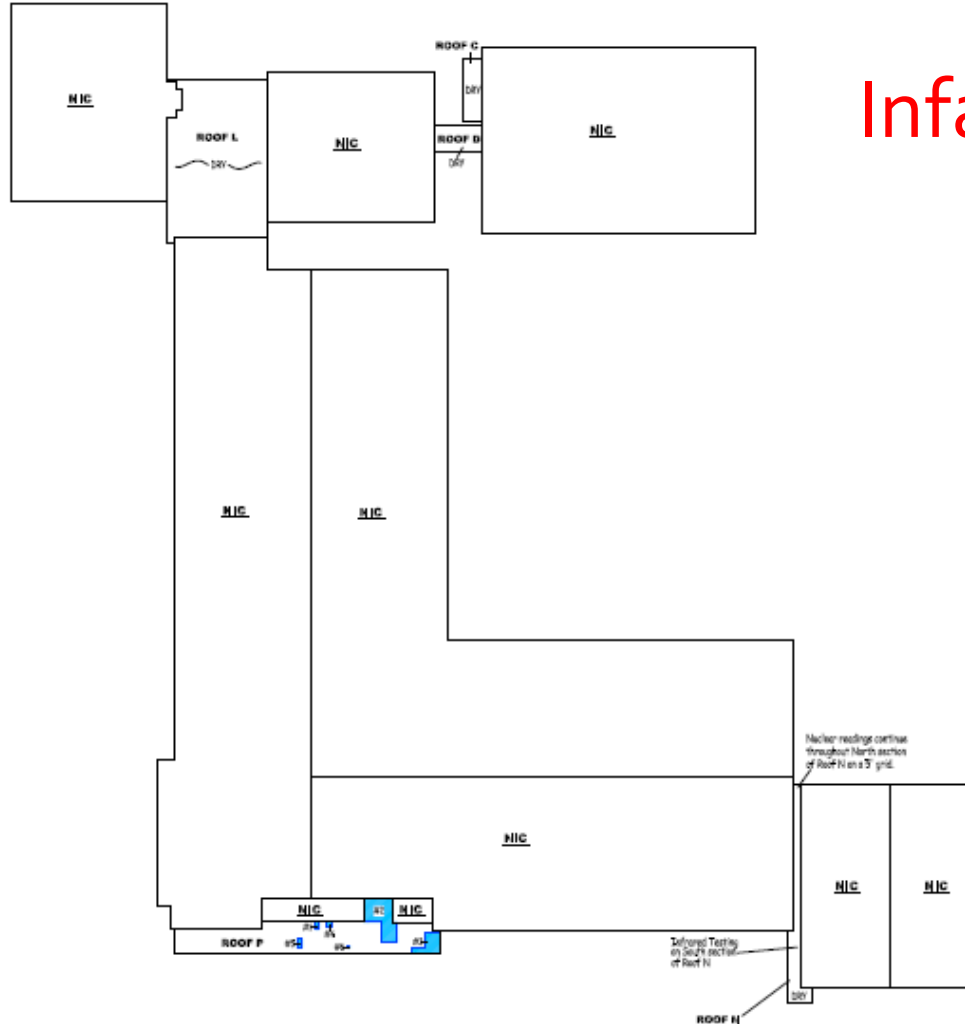
Green line
represents low
slope single ply
roof surfaces

All other
surfaces are
trapezoidal
standing seam



Hill and Plain Elementary

Infa-Red Roof Moisture Analysis



 Represents wet insulation

Completed: 1/28/2018



Hill and Plain Elementary

Recommendations

Solution Options for Front EPDM Sections

Suggested Action Year -2018

- Emergency Replacement – 2 front sections
 - Budget Range - \$50,000 - \$70,000 or
 - Temporary Repair - \$3,000 - \$4,000

Solution Options for Single Ply Sections

Suggested Action Year -2022

- Replacement – low slope (3 rear sections)
 - Budget Range - \$100,000 - \$125,000

Solution Options for Trapezoidal Standing Seam

Suggested Action Year -2018

- Preventative Maintenance / Repair
 - Budget Range - \$5,000 - \$15,000

Suggested Action Year -2026

- Restoration
 - Budget Range - \$900,000 - \$975,000



Northville Elementary

22 Hipp Road

Roof Construction

Shingle

1983 & Early 1990s

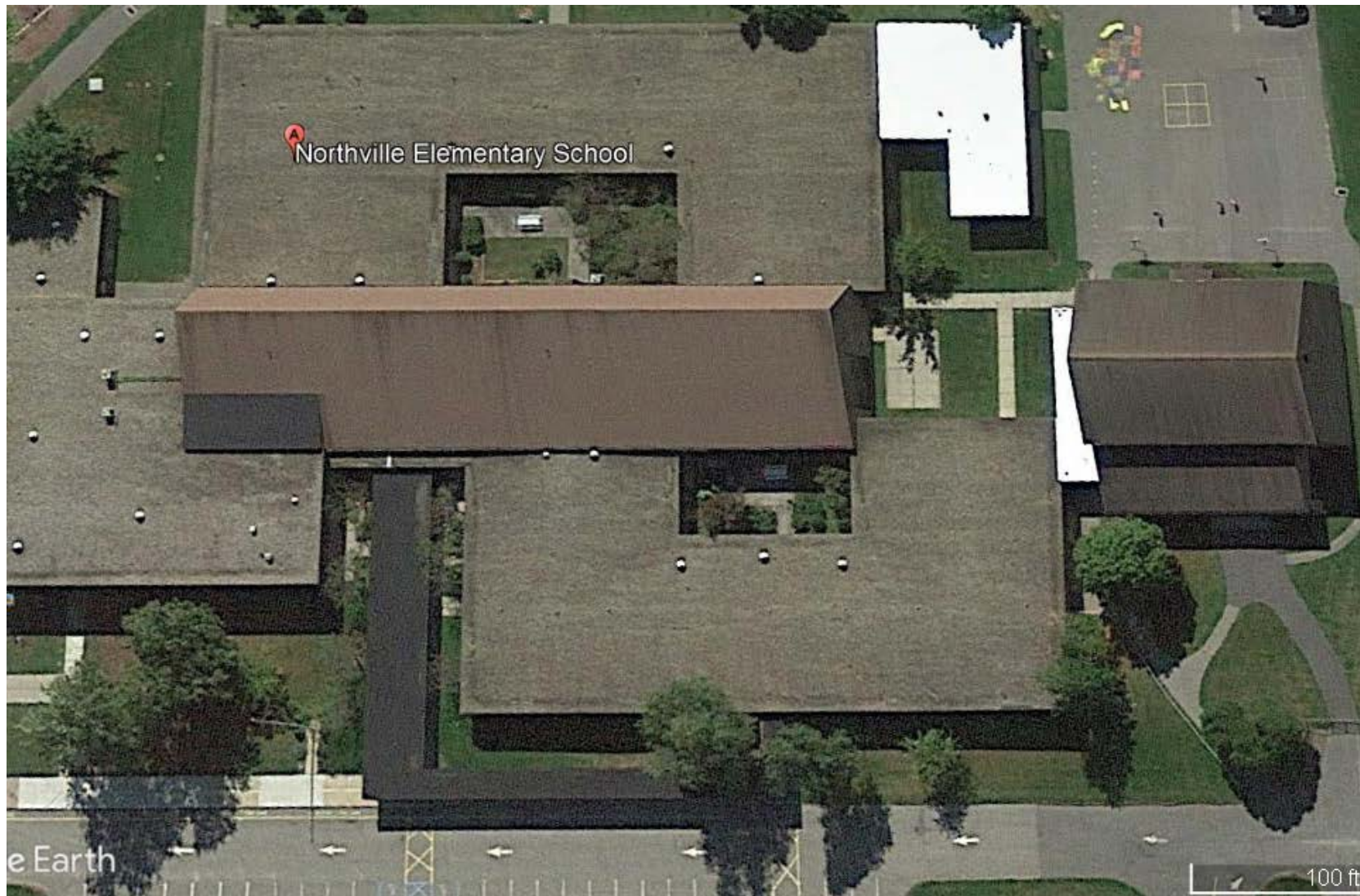
Balleded EPDM

Early 1990s

Low Slope Single Ply

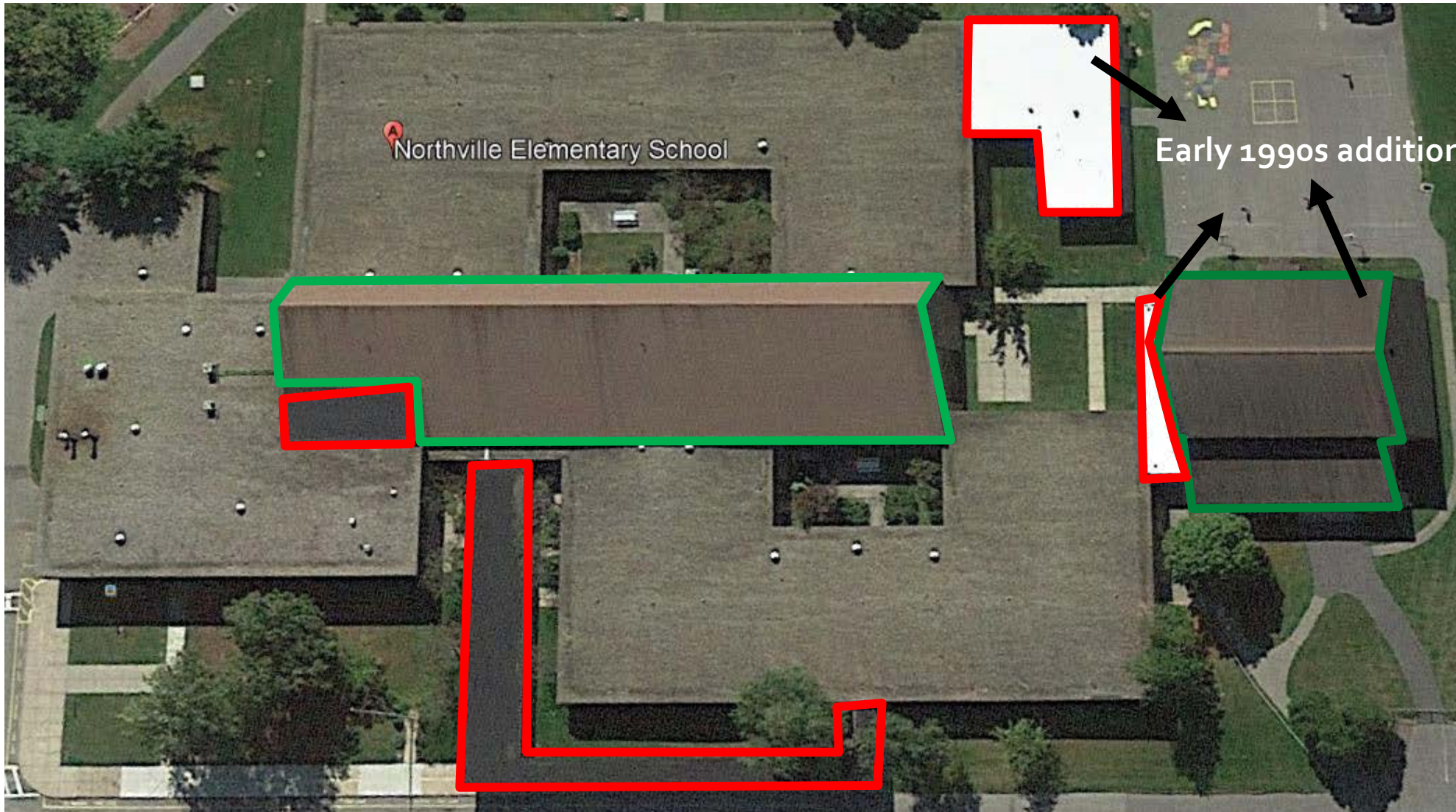
Early 1990s

Please Note: all dates are estimates





Northville Elementary



Green line
represents
shingle roof
sections

Red line
represents
single ply roof
sections

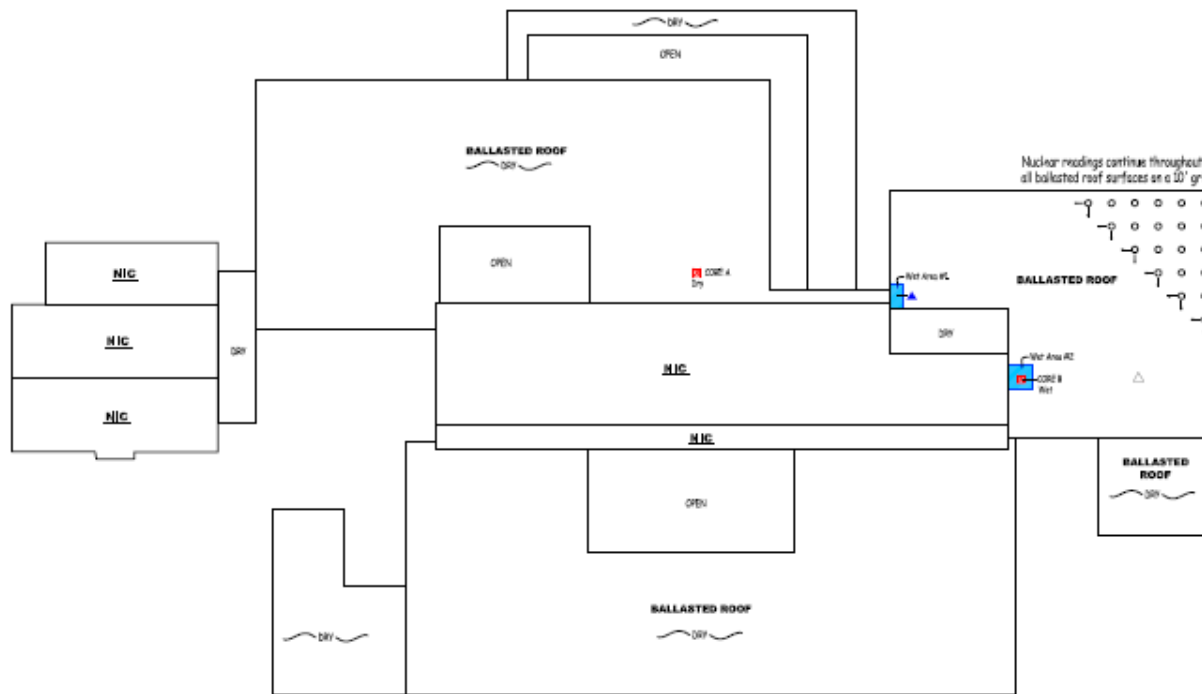
All other
surfaces are
ballasted
EPDM










Northville Elementary

Infa-Red Roof Moisture Analysis



-  Represents wet insulation
-  Core Sample
-  Moisture Probe Wet
-  Moisture Probe Dry
-  Nuclear Data Point

Completed: 11/30/2017



Northville Elementary

Recommendations

Solution Options for All Roof Sections

Suggested Action Year -2020

- Retrofit – reroof low slope & shingled sections
 - Budget Range - \$2.75 million - \$3.3 million
 - Including wall panel and masonry restoration



Sarah Noble Intermediate

25 Sunny Valley Road

Roof Construction

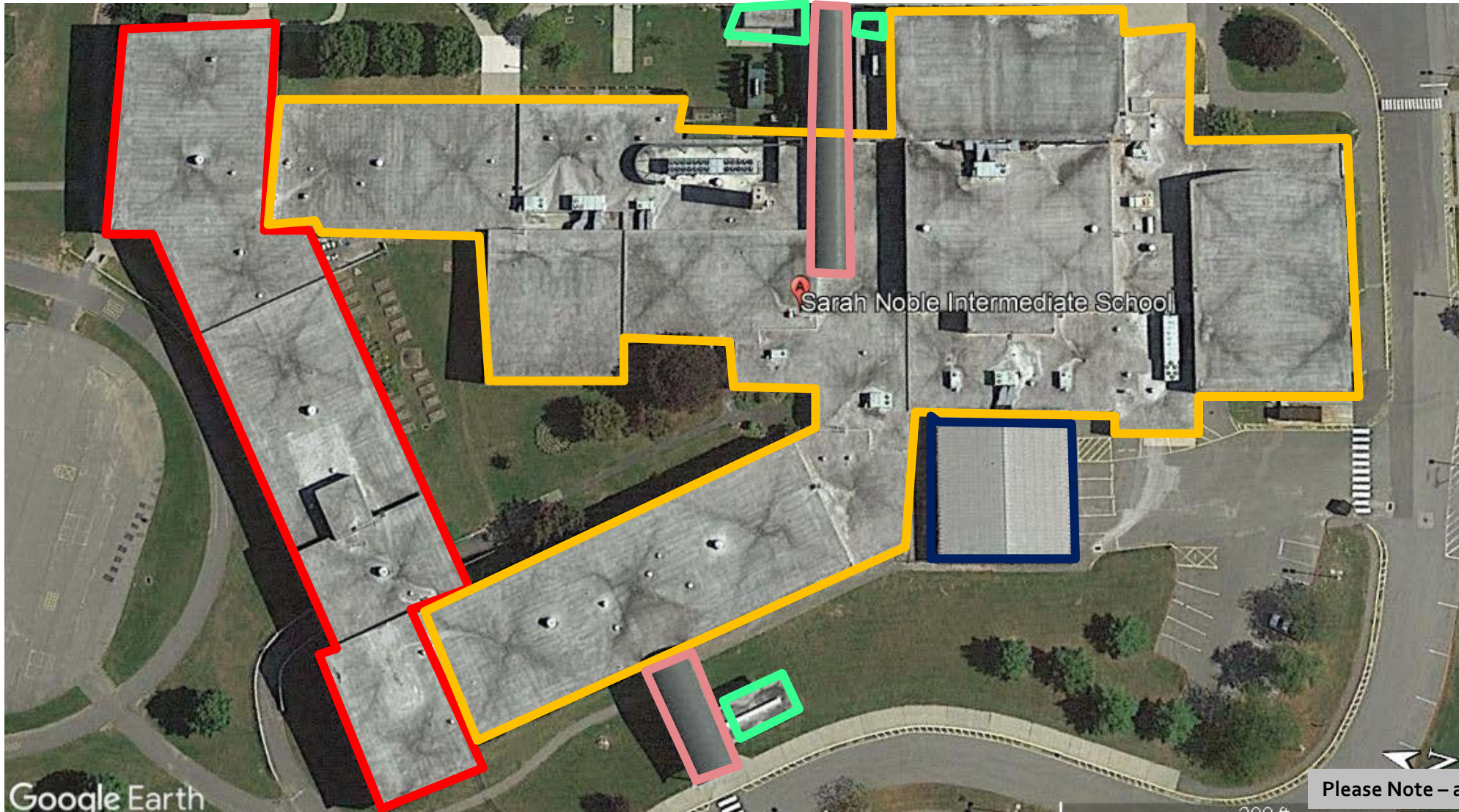
Low Slope Built Up
(BUR)

Standing Seam Metal





Sarah Noble Intermediate



Red line – BUR
1968 addition

Orange line – BUR
1965 original
construction

Blue line –
Standing Seam
Metal
1980s addition

Pink line –
Standing Seam
Metal
2002 addition

Green line – BUR
2002 addition

Please Note – all dates are estimates








Sarah Noble Intermediate

Infa-Red Roof Moisture Analysis



-  Represents wet insulation
-  Core Sample
-  Moisture Probe Wet

Completed: 11/29/2017



Sarah Noble Intermediate

Recommendations

Solution Options for Low Slope Built Up Sections

Suggested Action Year -2019

- Retrofit – reroof all low slope sections
 - Budget Range - \$2.9 million - \$3.4 million



Cost Estimate

Client: New Milford Public Schools

Facility *	Asset *	System Type	Age(years)	Rating	Square Footage	Recommendation	Action Year	Cost Estimate	Expected Life
Hill & Plain School	All Standing Seam Roof Sections	Standing Seam - Trapezoidal	N/A		71,000	Restore	2022	\$800,000.00 - \$875,000.00	15
	All Standing Seam Roof Sections	Standing Seam - Trapezoidal	N/A		--	Repair	2018	\$5,000.00 - \$15,000.00	1
	Single Ply Roof Sections	Single Ply	N/A	Poor	5,000	Replace	2018	\$125,000.00 - \$160,000.00	35
Hill & Plain School Total:								\$930,000.00 - \$1,050,000.00	
New Milford High School	All Low Slope Sections	Built Up Roof (BUR)	19	Good	52,442	Restore	2020	\$500,000.00 - \$600,000.00	15
	All Low Slope Sections	Built Up Roof (BUR)	19	Good	--	Maintenance	2018	\$7,500.00 - \$15,000.00	10
	All Shingle Sections	Shingles	19	Fair	128,405	Retrofit	2024	\$3,500,000.00 - \$4,500,000.00	40
	All Shingle Sections	Shingles	19	Fair	--	Repair	2018	\$2,500.00 - \$7,500.00	10

Facility *	Asset *	System Type	Age(years)	Rating	Square Footage	Recommendation	Action Year	Cost Estimate	Expected Life
New Milford High School Total:								\$4,010,000.00 - \$5,122,500.00	
Northville School	All Shingle Sections	Shingles	N/A		20,565	Retrofit	2018	\$725,000.00 - \$825,000.00	40
	Ballasted Slope Sections	EPDM: Ballasted	N/A	Fair	55,892	Retrofit	2018	\$1,500,000.00 - \$1,850,000.00	35
	Fully Adhered Single Ply Roofs	Single Ply	N/A		8,298	Retrofit	2018	\$200,000.00 - \$250,000.00	30
	Masonry/Wall and Soffit		35			Restore	2018	\$225,000.00 - \$285,000.00	20
Northville School Total:								\$2,650,000.00 - \$3,210,000.00	
Sarah Noble School	All Low Slope Sections	Built Up Roof (BUR)	N/A	Fair	126,022	Retrofit	2018	\$3,150,000.00	0
	All Low Slope Sections	Built Up Roof (BUR)	N/A	Fair	--	Retrofit	2018	\$2,900,000.00 - \$3,400,000.00	35
Sarah Noble School Total:					126,022			\$2,900,000.00 - \$3,400,000.00	
Client Total:					467,624			\$10,490,000.00 - \$12,782,500.00	



ANY QUESTIONS???

Steve Botelho
Territory Manager
(203) 448-9310
sbotelho@garlandind.com
www.sbotelho.garlandco.com





**CUSTODIAL AND MAINTENANCE - OVERTIME REPORT
BOE FACILITIES SUB-COMMITTEE**

**AGENDA ITEM 4B
APRIL 2018 MEETING**

projected

CUSTODIAL OVERTIME	2015-2016		2016-17		2017-18		CUSTODIAL OVERTIME
	Monthly	Total	Monthly	Total	Monthly	Total	
July	\$13,182	\$13,182	\$8,385	\$8,385	\$9,042	\$9,042	
August	\$6,591	\$19,773	\$3,952	\$12,337	\$9,667	\$18,709	
September	\$11,534	\$31,308	\$6,886	\$19,223	\$8,438	\$27,147	
October	\$8,122	\$39,430	\$5,600	\$24,823	\$5,426	\$32,573	
November	\$11,564	\$50,993	\$4,895	\$29,718	\$5,185	\$37,758	
December	\$17,985	\$68,978	\$10,976	\$40,694	\$8,857	\$46,615	
January	\$12,088	\$81,066	\$7,971	\$48,665	\$6,054	\$52,669	
February	\$14,830	\$95,896	\$9,592	\$58,257	\$10,426	\$63,095	
March	\$23,069	\$118,965	\$14,638	\$72,895	\$10,658	\$73,753	
April	\$9,887	\$128,852	\$6,140	\$79,035	\$6,140	\$79,893	
May	\$18,125	\$146,977	\$11,747	\$90,782	\$11,747	\$91,640	
June	\$17,800	\$164,777	\$11,778	\$102,560	\$11,778	\$103,418	
Budget	\$225,536		\$200,000		\$155,000		
Expenditures	\$164,777		\$102,560		\$103,418		
% Spent	73.1%		51.3%		66.7%		
% Remaining	26.9%		48.7%		33.3%		

MAINTENANCE OVERTIME	2015-2016		2016-17		2017-18		MAINTENANCE OVERTIME
	Monthly	Total	Monthly	Total	Monthly	Total	
July	\$6,774	\$6,774	\$11,333	\$11,333	\$6,094	\$6,094	
August	\$3,387	\$10,161	\$5,289	\$16,622	\$7,825	\$13,919	
September	\$5,927	\$16,088	\$6,801	\$23,423	\$8,163	\$22,082	
October	\$4,234	\$20,321	\$4,000	\$27,423	\$3,528	\$25,610	
November	\$4,508	\$24,829	\$5,288	\$32,711	\$4,491	\$30,101	
December	\$9,314	\$34,143	\$8,949	\$41,660	\$8,524	\$38,625	
January	\$6,244	\$40,387	\$7,771	\$49,431	\$7,090	\$45,715	
February	\$7,620	\$48,008	\$11,339	\$60,770	\$6,516	\$52,231	
March	\$11,854	\$59,862	\$9,015	\$69,785	\$8,640	\$60,871	
April	\$6,696	\$66,558	\$5,484	\$75,269	\$5,484	\$66,355	
May	\$8,800	\$75,358	\$7,909	\$83,178	\$7,909	\$74,264	
June	\$9,314	\$84,672	\$9,697	\$92,875	\$9,697	\$83,961	
Budget	\$96,719		\$86,000		\$71,000		
Expenditures	\$84,672		\$92,875		\$83,961		
% Spent	87.5%		108.0%		118.3%		
% Remaining	12.5%		-8.0%		-18.3%		

COMBINED	2015-2016		2016-17		2017-18		COMBINED
	Monthly	Total	Monthly	Total	Monthly	Total	
July	\$19,956	\$19,956	\$19,718	\$19,718	\$15,136	\$15,136	
August	\$9,978	\$29,934	\$9,241	\$28,959	\$17,492	\$32,628	
September	\$17,461	\$47,395	\$13,687	\$42,646	\$16,601	\$49,229	
October	\$12,356	\$59,751	\$9,600	\$52,246	\$8,954	\$58,183	
November	\$16,072	\$75,823	\$10,183	\$62,429	\$9,676	\$67,859	
December	\$27,299	\$103,122	\$19,925	\$82,354	\$17,381	\$85,240	
January	\$18,332	\$121,454	\$15,742	\$98,096	\$13,144	\$98,384	
February	\$22,450	\$143,904	\$20,931	\$119,027	\$16,942	\$115,326	
March	\$34,923	\$178,827	\$23,653	\$142,680	\$19,298	\$134,624	
April	\$16,583	\$195,410	\$11,624	\$154,304	\$11,624	\$146,248	
May	\$26,925	\$222,335	\$19,656	\$173,960	\$19,656	\$165,904	
June	\$27,114	\$249,449	\$21,475	\$195,435	\$21,475	\$187,379	
Budget	\$322,255		\$286,000		\$226,000		
Expenditures	\$249,449		\$195,435		\$187,379		
% Spent	77.4%		68.3%		82.9%		
% Remaining	22.6%		31.7%		17.1%		