

**New Milford Board of Education
Facilities Sub-Committee Minutes
November 4, 2014
Lillis Administration Building, Room 2**

Present: Mr. Dave Littlefield, Chairperson
Mrs. Angela C. Chastain
Mr. Robert Coppola
Mrs. Wendy Faulenbach

Also Present: Dr. JeanAnn C. Paddyfote, Superintendent of Schools
Mr. Joshua Smith, Assistant Superintendent
Mr. Jay Hubelbank, Director of Fiscal Services and Operations
Ms. Ellamae Baldelli, Director of Human Resources
Ms. Roberta Pratt, Director of Technology
Mr. John Calhoun, Facilities Manager
Mr. Nestor Aparicio, Assistant Facilities Manager

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1.	Call to Order The meeting of the New Milford Board of Education Facilities Sub-Committee was called to order at 6:45 p.m. by Mr. Littlefield.	Call to Order
2.	Public Comment <ul style="list-style-type: none"> Rorie Doty said she is the parent of a fifth grader at SNIS and has a chemical process engineering background. She has concerns about the SMS roof replacement and the talk about PCBs and asbestos and is looking for more details. 	Public Comment
3.	Discussion and Possible Action A. Schaghticoke Roof Replacement Project Update <ul style="list-style-type: none"> Mr. Hubelbank said he and Mr. Calhoun had a conference call with a roof hygienist and they will be walking the SMS roof in a week or so. The hygienist says there are no rules about roofing permits in general. The Department of Construction Services oversees the requirements for testing of PCBs and asbestos. PCBs of more than five parts per million is the threshold for required removal. The hygienist said PBCs are usually present in caulking and 	Discussion and Possible Action Schaghticoke Roof Replacement Project Update

	<p>flashing and are most prevalent in roofs built between 1960-1966. The SMS roof was built in 1973 so there may not be an issue. Mr. Hubelbank said he will give an update in December once the hygienist walks the roof. He said as per previous discussions, the roof could be replaced all at once or in sections. His recommendation is to do the 1990 portion of approximately 20,000 square feet, which is a restoration project. This could occur next summer before it deteriorates further and requires replacement. That work should take less than six weeks to complete so if the Board approves the project in December it could be done over the summer and completed well before school starts.</p> <ul style="list-style-type: none"> • Mr. Coppola asked how that section compared to the overall roof in size and what the projected cost is. Mr. Hubelbank said it is estimated to cost about \$500,000 versus \$2.5 million for the total project. Mr. Calhoun said the rest of the roof was approximately 90,000 square feet. • Mr. Coppola mentioned the possibility of paying for the project by bonding. He said if that were to happen it would be good to do in concert with the town bonding that usually happens in June. • Mr. Littlefield asked about the cost for PCB testing. Mr. Hubelbank said it was minimal but that significant costs could occur if remediation is necessary. He said the issue of whether to apply for state reimbursement would still need to be decided as well. • Mrs. Faulenbach said she would like Mr. Hubelbank to provide a timeline for the project as recommended in December as well as a report on the safety review. • Mr. Coppola said it was important to have the information before budget season. 	
B.	Upcoming Repairs/Replacements	Upcoming Repairs/Replacements
	<ul style="list-style-type: none"> • Mr. Calhoun said the small chiller at the high 	

	<p>school will need to be replaced soon at a cost of between \$140,000 and \$150,000 and that he would be putting that in the 2015-16 budget as a capital request. He said if approved the replacement will take place in the winter of 2016 after the cooling season.</p> <ul style="list-style-type: none">• Mrs. Faulenbach asked if the replacement was in the Facilities capital five year plan and Mr. Calhoun said it was not, that the issue just came up in yearly maintenance.• Mr. Littlefield asked if there would be energy savings with this and Mr. Calhoun said yes and there are rebates available as well to help with the cost.• Mr. Calhoun said there are exterior door and façade issues that are aesthetic, not structural. The portico at NES and the rear catwalk at SNIS are both rusting. Repair cost is estimated between \$10,000 and \$20,000. Concrete repairs to walkways and loading docks are needed. A small request may be made for playground equipment at NES as a follow up to suggestions made by the liability insurance carrier that were reported on last month.• Mr. Coppola asked about the status of the slide at HPS and Iroquois Gas' involvement. Mr. Calhoun said the slide is outside the fenced in area of the school and students do not use it and that Iroquois would send a representative to observe the removal.• Mr. Calhoun said a longer term project will be the reconfiguration of the NES parking lot and drop off area. He is working with an engineer now on the proper configuration and feels it is prudent to wait until the summer of 2016 to complete the project.• Mr. Calhoun will be requesting some equipment replacement as well: trade in of an older truck for a van, auto scrubbers, mowers etc.• Mr. Coppola said that much care should be taken with capital requests as they have a large impact on the budget.	
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Respectfully submitted:

Dave Littlefield, Chairperson
Facilities Sub-Committee