

**MIDDLETOWN PUBLIC SCHOOLS FACILITIES COMMITTEE MEETING**

**WEDNESDAY, JANUARY 18<sup>th</sup> AT 311 HUNTING HILL AVENUE**

**BOARD OF EDUCATION CENTRAL OFFICE, CONFERENCE ROOM "B" AT 5:30 PM**

**Introductions**

Chairwoman Deborah Cain, Common Council Member Vincent Loffredo, Community Member David Penney, Director of Operations, Marco Gaylord, Facilities Director, Kevin Dion, Facilities Support Specialist, Joshua Burger.

**Meeting was called to order by Chairwoman Deborah Cain at 5:32 pm**

**I. Review of the December 21<sup>st</sup>, 2022 Meeting Minutes were tabled to be approved at next meeting**

**II. Status and Updates of Beman Middle School Construction Project- K. Dion**

Facilities Director Kevin Dion: The bleachers are being done February 22<sup>nd</sup>. Kevin recommended samples of sliders/ casters before we commit to any changes, as they have been having a high failure rate. Director of Operations Marco Gaylord, said the vendor has been very responsive. Kevin added that there has been no update on the lockers at this time. Common Council Member Vincent Loffredo, lockers have been a problem since day one. Director of Operations Marco Gaylord noted that they are completely different lockers than was originally planned, this vendor was able to meet the deadline of installing 900 plus lockers in the building. Chairwoman Deborah Cain noted we are still under warranty, but time is of the essence to have them corrected. Director of Operations Marco Gaylord reported he received an email from a concerned staff member on the missing safety gate at the top of the stairs in the auditorium. Chairwoman Deborah Cain, mentioned on her tour of the auditorium, the steps behind the stage, should have reflection tape on them. Community Member David Penny, reported getting an email from local resident on Ridge Road about the speaker system at Beman. Kevin Dion responded that it's a software issue, and we have already adjusted the speakers in the front of the building. Director of Operations Marco Gaylord and Facilities Director Kevin Dion will look into it with the vendor. There was group discussion about having a certain volume on the speakers for safety and security.

**III. Update of the Snow and Farm Hill Schools Roofing Projects roof, PV, Air-Conditioning and Track and Field Replacement and State approval- K. Dion**

Tabled until April meeting.

**IV. Middletown High School Translucent Panel Replacement Project**

Tabled until the April Meeting

**V. Inspections and Life Safety Service & Supply Repairs**

Facilities Director Kevin Dion: We continue with inspections, we did great, not many issues to report. Director of Operations Marco Gaylord stated the: Fire Marshal and Kevin are doing a great job with communication. Facilities Director Kevin Dion spoke about having the tradesmen walk through with the fire marshal so they can see first-hand what codes they are discussing, which worked out very well.

**VI. 5 Year Capital Plan Update-Kevin Dion**

Facilities Director Kevin Dion presented an outline on the 5-year capital plan. He highlighted that Keigwin is still in the operating budget, but not in the capital plan. It is an unbudgeted school, being used for overflow programs. We have been minimizing the use of the building, but we still have to maintain the school. Common Council Member Vincent Loffredo, added the Keigwin building was not in the referendum for a building being a swing space, he also suggested that the Green Street, and the Adult Ed sites should be included as well.

Facilities Director Kevin Dion: the projections will be greatly different in 27' due to increased costs, partially due to parking lots needing repairs. Common Council Member Vincent Loffredo expressed concern about the Macdonough oil tank replacement taking so long. There was a group discussion about how the application has to start over again. Facilities Director Kevin Dion spoke about Macdonough school repair costs are climbing. Kevin noted evidence of window rot and masonry repointing being the major items at Macdonough and he expects the costs to be high, in addition to the boiler replacement, and the building will need a whole new elevator. Common Council Member Vincent Loffredo expressed he was surprised to see the items still on the list, Chairwoman Deborah Cain, added the board of education needs access to the capital money and added that the Board of Education is not responsible for the buildings as they need to be maintained by the City of Middletown. Director of Operations Marco Gaylord contributed that he was part of policies that were revised for the 10 year plans, but he added there hasn't been meetings, Vincent Loffredo agreed there hasn't been any dialogue. Director of Operations Marco Gaylord, the reason why they are still on the list is because we don't have capital gains funds. Common Council Member Vincent Loffredo, questions about money being carried over for the track and field.

Facilities Director Kevin Dion continued discussing the need for replacing the Spencer School gutters and lightning rods. Kevin Dion added the schools are open 12 months a year, that we are using buildings that weren't designed for the current amount of use. Common Council Member Vincent Loffredo asked "is the state still involved with the oil tanks?" Director of Operations Marco Gaylord answered him "yes". Common Council Member Vincent Loffredo added it would be helpful to see percentage of what is state funded.

Facilities Director Kevin Dion: At the Adult Ed building, 3 roof top units have failed, there's a possible \$150K repair, he added Green Street elevator repair, the hydraulics are leaking and he's received a \$25K quote for the repair and repaving of the parking lot. Common Council Member Vincent Loffredo spoke about using the city's public works department for parking lot repairs throughout the district.

Facilities Director Kevin Dion continued to highlight his report and added in 2024, The Bielefield roof will need to be replaced by 2025. Kevin Dion spoke about the future replacement of the Honeywell system, Wesley Schools wood shingles will need replacing, windows at 372 Hunting Hill Ave (a.k.a. Youth Services) and possibly moving the office to the main level at Farm Hill School.

Facilities Director Kevin Dion added in 2025, the roofs at Bielefield, Spencer, Lawrence and Macdonough will need to be discussed for replacement, as well as the pneumatic at Spencer School, the pool deck and railing at MHS is aging and will need replacing. Vo-ag needs heating loops added due to the small animals. The Adult Ed site's, cooling tower will need to be replaced and is our responsibility due to the lease.

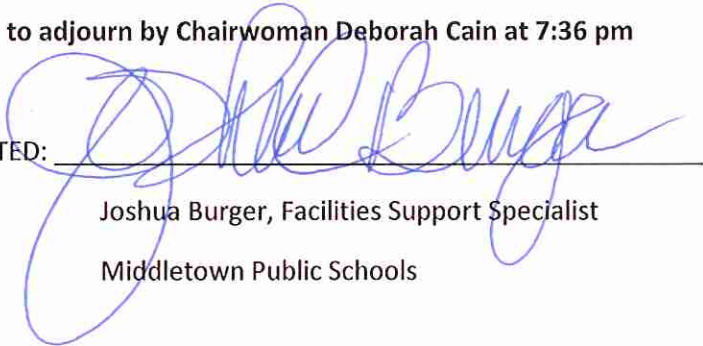
Kevin highlighted in 2027, most issues are A/C and sidewalk repairs, Moody School roof will need to be replaced. Community Member David Penny inquired about the carpeting being replaced and if we should we have a place holder number for environmental impact possibilities. Director of Operations Marco Gaylord, spoke about state reimbursement for the environmental impact of replacing carpeting. Chairwoman Deborah Cain would like to do the 5- year plan presentation to the board in March. Director of Operations Marco Gaylord reported that Dr. Vasquez Matos is doing an enrollment study. Chairwoman Deborah Cain added the community conversation about Macdonough School never happened with the mayor, and we should provide some sort of timeline for referendum.

**VII. Open Discussion**

Common Council Member Vincent Loffredo spoke of utilizing shared services with the city, especially sidewalks and parking lots.

**Motion to adjourn by Chairwoman Deborah Cain at 7:36 pm**

RESPECTFULLY SUBMITTED:



Joshua Burger, Facilities Support Specialist

Middletown Public Schools