

## Middletown Public Schools -Board of Education

### BOE Facilities Committee Meeting Minutes

Wednesday, January 20, 2021 at 5:30 PM

The meeting was held over Zoom and streamed on YouTube.  
Chairperson Deborah Cain called the meeting to order at 5:32 PM.

Present: Deborah Cain (Chairperson), Peter Staye, Sean King, Marco Gaylord, John Giuliano, Dan Penney, Vinnie Lofreddo – Community Member, Jonathan Polino, David Bauer, Mike Skott from BOE IT and Committee Secretary Leslie Spatola.

#### I. Introductions

#### II. Review of the December 16, 2020 Meeting Minutes

Chairperson Cain made a motion to accept the minutes as presented and was seconded by Mr. King. Motion was approved unanimously.

#### III. Update of Macdonough School Enrollment Study

Mr. Gaylord, Chief of Operations & Security is waiting for the completed study report by Malone & McBroom.

#### IV. Update of the 21/22 Plan of Capital Projects for 21/22

Mr. Staye has sent out the final format for the coming fiscal year. Some additions, such as paving the parking lot at 310 Hunting Hill (Annex) need to be added. Ms. Cain commented the photos on the report were very helpful in the explanation of each project. Mr. Lofreddo suggested that additional information about grant funds would be helpful where a project is eligible for grant funding.

Mr. Staye spoke about the metal roof panels with fiberglass skylight inserts above the gym at the High School (project 200) that will need to be replaced as they are leaking. New panels will not have the fiberglass inserts. The estimate of that project is just under \$90k. Mr. King asked if we can get any reimbursements from the State. Mr. Staye believed that there will be grants for the Farm Hill and Snow School roofs, but the High School roof would not be eligible for a state grant.

Mr. Lofreddo stated that any project that is over \$500k would require a building committee, assuming the City would bond a portion of these projects. Mr. Gaylord said it is part of the Capital plan that looks forward over five years and suggested that there be a meeting between Mr. Lofreddo, Mr. Staye, Mr. Erlacher, the Mayor and himself to discuss the proper way to move forward. Mr. Staye suggested that perhaps the Facilities Committee could meet the criteria of a building committee for the project. Natalie Forbes and Christine Bourne may have already had discussions with the City about these roofing replacements. Roofs at Wesley and Bielefield Schools will be candidates for the replacing in 22/23. The Farm Hill & Snow School roofs are planned to bid this spring and replaced this summer

V. Review of Ed Specs and RFP for Roof Replacements at Snow and Farm Hill Schools

The existing roof at Farm Hill is asphalt shingles over hip style roofs. The roof at Snow School a combination of asphalt shingles over shed style roofs and Built Up / Modified Bitumen over flat roofs. Both are over 20 years old. All new roofing will be rated for a 30-year life. Flat roofs will be EPDM. State funds for roofs are up to 30-years. The educational spec is needed by the State and describes the educational value of the roof. The RFP explains what the architect is expected to do along with the procedures of completing state forms for obtaining the grant(s). An scoring criteria is included for the committee to follow when the proposals are received (see page 7 on RFP #2021-01) and reviewed to make the final selection. The State requires this to be advertised through the State portal as well as in the Middletown Press and our website.

VI. Status of the Beman Middle School Construction

Mr. Staye informed the committee that the project is ahead of schedule and moving along well with almost all of the windows installed, cabinetry and bathroom tiling being installed and ceilings with final light fixtures being installed in painted classrooms the north and center sections of the building. The inventory of furniture is complete and items not fit for reuse in other schools will be shipped to schools overseas as it is less expensive than disposing of it. Mr. Gaylord is having Patrick Roino, a well-known artist and alumni who did the mural behind the metro theater, do some artwork at the Beman School. The committee would like to tour the building at its next meeting. The skylights will be made of glass.

VII. Review of Custodial Labor Study – No further discussion, Item may be removed from future agendas.

VIII. Miscellaneous

Mr. Bauer wanted clarification on the building committee that would be formed and stated that the Mayor would need to appoint and approve.

Chairperson Cain made a motion to add two new items which were 1) the approval of the educational spec and 2) the approval of the RFP for roof replacements at the Snow and Farm Hill School. Both items were seconded by Mr. King and approved unanimously.

The meeting adjourned at 6:28 PM by Chairperson Deborah Cain and seconded by Mr. King.

The next BOE Facilities Committee meeting will be on Wednesday, February 17, 2021 at 5:30 PM via Zoom.

Minutes recorded by Leslie A. Spatola,

*Leslie A. Spatola*

Facilities Committee Recording Secretary