

Middletown Public Schools -Board of Education

BOE Facilities Committee Meeting Minutes

Wednesday, April 21, 2021 at 5:30 PM (Virtual)

The meeting was called to order at 5:31 PM by Chairperson Deborah Cain, was held virtually on Zoom and streamed on YouTube.

Present: Deborah Cain (Chairperson), Peter Staye (Facilities Director), Marco Gaylord (Chief of Operations), John Giuliano (Snow School Building Superintendent), Dan Penney and Vinnie Loffredo, both Community Members, David Bauer, Sean King (Board of Ed Member), Jonathan Pulino (Board of Ed Member), Christine Bourne (Chief of Administrations), Ray Linehan from BOE IT and Committee Secretary Leslie Spatola (Board of Ed Facilities).

I. Introductions

II. Review of the March 17, 2021 Meeting Minutes

Chairperson Cain made a motion to accept the March 17, 2021 minutes and motion was seconded by Mr. Pulino.

III. Update of School Enrollment Study

Malone and McBroom has completed the enrollment and demographic study which is a component to begin the feasibility study for the replacement of the Macdonough School.

The purpose of a feasibility study is to identify if the existing facility is adequate for continued use as a school, requires renovation or needs to be replaced in whole or part. The study also identifies how big a school could be located on the site given the number of students that walk, or are bused. Finally, to identify where the students would be coming from in regards to enrollments and make a forecast of potential construction based on those factors.

The Mayor has approved this to move forward and start a feasibility study in advance of establishing a building committee. Mr. Loffredo stated that he had seen requests for proposals in the Middletown Press which was a surprise to some. He also questioned Mr. Gaylord if the community was aware of the process starting. Mr. Gaylord responded that it was only a feasibility study for this school and did not obligate the City to anything. Dr. Conner supported and clarified Mr. Gaylord and discussed the status of the aging facility.

Mr. Gaylord indicated staff from Malone & Macbroom cancelled attending at the last minute due to a departure from the firm. Malone & Macbroom will be available for the next meeting to discuss the enrollment study. Mr. King asked if there were any other elementary schools that could also be looked into for the future. Mr. Gaylord will have the enrollment study available at the next meeting.

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

Mr. Staye stated that the Capital plan has not changed and is a final document at this point. The committee agreed that it need not be on future agendas.

V. Status of Beman Middle School Construction

Mr. Staye said the FFE bids were received and are under budget. Purchase orders are being released at this time and furniture is expected to arrive July 19, 2021. O&G has been notified of the deliveries and the elevators will be working. They have also moved their offices into the Woodrow Wilson Middle School as the space their construction trailers were located is being renovated into the north parking lot. Rebuilding of Hunting Hill Ave in front of the school has started. The technology package has been approved by the Building Committee and the Board of Education and will go out to bid. Connection of the building to the MPS computer network, and removal of Woodrow from it has been approved and the contractor hired.

Monitoring of hazardous materials abatement during demolition removal will be discussed at the next Building Committee meeting. Chair Cain inquired about the process for the abatement, which \ includes isolating the abatement space with thick plastic film (called a containment), making the space the work is being performed in negative in relation to its surroundings, and directing all exhaust air through a High Efficiency Particular Air (HEPA) filter which captures any material before it leaves the abatement area. Prior to removing the containment, sample of air within it must be tested to assure that no materials are floating in the air within the containment.

VI. Discussion for Snow and Farm Hill Roofing Projects Committee

Silver-Petrucelli of Hamden, CT., has been selected as the architects for these projects. The preliminary budget for the work has proven to be too low as roof decks are in worse condition than expected. The State requires the city guarantee at least 34% funding of the work before it will approve the states 66% grant. Currently there is enough money for the Snow school project and we will submit the first ten days of May to proceed for the Snow School project.

VII. Finance Facilities Overview

Mrs. Bourne stated they have met with the Mayor and the State has agreed to the \$250k for the roof replacement but is hoping that the State will give an extension or ask for a C&R designation.

VIII. Miscellaneous

The May meeting was changed from May 19 to May 26, 2021 @ 5:30 PM due to a conflict of the All-City Festival performance, which would require all available network bandwidth. The Committee will tour Beaman Middle School for the June 15, 2021 meeting.

The meeting adjourned at 6:37 PM by Chairperson Deborah Cain and seconded by Mr. Pulino.

The next BOE Facilities Committee meeting will be on Wednesday, May 26, 2021 at 5:30 PM via Zoom.

Minutes recorded by Leslie A. Spatola,

Leslie A. Spatola

Facilities Committee Recording Secretary