

Middletown Public Schools -Board of Education

BOE Facilities Committee Meeting Minutes

September 16, 2020 at 5:30 PM

The meeting was held over Zoom and streamed in YouTube. Chairwoman Deborah Cain called the meeting to order at 5:35 PM.

Present: Deborah Cain (Chairperson), Peter Staye, Sean King, Dan Penney, Marco Gaylord, Christine Bourne, Vinnie Lofreddo – Community Member, John Giuliano, Michael Harris-Energy Coordinator, Pat Burns from ESC Controls, Tina Ford – BOE Member/Community Member, Michael Skott from BOE IT, and recording secretary Leslie Spatola.

I. Introductions

II. Review of the June 17, 2020 Meeting Minutes

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

III. New Woodrow Wilson Middle School Update/Status Report

Mr. Staye informed the Committee that the construction of the school is progressing and is approximately 45% complete. Financially, payment to-date equals 32% of project cost. Currently, painting is starting in area C (the north of school) and the hanging of ceilings will soon follow. Mechanical, electrical and plumbing rough-in is completed in area B which is the center of the building, and framing / block masonry has started in area A, the section of the building furthest to the south. Air handlers have been installed and the chillers are in place. TSKP provided design drawings for the Innovation Lab to O&G for pricing and we are hoping by the next building committee meeting the cost estimate for the innovation lab will be available. Mr. Staye answered questions as to the purpose of air handlers.

An issue was brought up to the Committee of the construction workers parking on the west side of Pat Kidney field, in the tennis courts and on Hunting Hill in front of private homes and were very loud and annoying to the neighbors. Mr. Gaylord confirmed that there would be different signage to help eliminate the problem.

IV. Status of Oil Tank Replacements at Macdonough and Moody Schools

Mr. Staye stated State employees are still working from home, making plan review impossible. We will make a formal request to the State for a plan review in September, and hope to complete that process in October. Mr. Lofreddo asked if the State had not approved any tanks in Connecticut at all for we have been waiting for this project for quite a while. The State seems to focused on large construction/renovation projects.

V. New Middle School is now the Beman Middle School

Chairperson Cain informed the committee that a few weeks ago there was a ceremony for the new Beman Middle School and the present school still is the Woodrow Wilson Middle School.

VI. School Lighting Project w/Michael Harris, City Energy Coordinator

Mr. Harris, the City's Energy Coordinator, and Mr. Pat Burns of Environmental Systems Corp. described the lighting replacement project. It is proposed that the \$525 project (cost after incentive) be funded through a bond as after paying the monthly payment over the 10-year term will still save \$25,000 in electricity costs annually.

The project involves replacing fluorescent lighting with LED's at Snow, Farm Hill, Lawrence, Bielefield, Wesley and Moody schools, and the Central Office and Adult Education buildings. There would be an Eversource incentive of \$273,629 which is likely to expire in December 2020, so time is of the essence.

There was a discussion of the characteristics of LED lighting. Typically, they last 15 to 20 years, flicker less than fluorescent, and render a better color. Exterior lighting mounted on the building (not parking lot lighting) would also be replaced as it is induction based, which is a technology that LED has made outdated. Current exterior lighting is at the end of its life anyway.

The idea of bonding the expense and paying for it from the savings realized in the electricity budget was discussed. That would need to go before the Common Council.

The Committee all agreed it as a good plan and hoped it could be on the October 2020 agenda.

VII. Miscellaneous

Mr. King passed onto everyone that he had heard that the drop-off area at the Spencer School had safety concerns. Principal Henderson is making adjustments in the pick-up and drop-off process which are expected to resolve start of the year issues, and will send out an email with instructions to parents.

Wesley School had a humidity problem. Cleaning of the spaces involved is complete. An engineering firm has been hired to review operations of the ventilation system to determine if too much air is being introduced into the space. The goal is to achieve 3 air changes per hour as ASHRAE has determined that 3 ACH flushes a space of airborne contaminants. It was also a very humid summer which contributed to the issue. There is a plan to replace the rugs in the west side hallway and in as many classrooms as possible.

Keigwin Middle School – Future use of the building has yet to be determined.

Five permanent vacancies and 2 temporary vacancies exist in the Custodial Department. Mr. Gaylord supported using floaters to be able to go to each school as needed. City HR has a list of candidates but the Board of Ed has not been informed of the status. Mr. Lofreddo said he would look into this and Ms. Cain will also follow up with this problem.

Ms. Ford brought up an issue at Farm Hill School where the custodians were reported as using a machine that “fogs” spaces and teachers are concerned with the products used. Mr. Staye described the purpose and process for disinfecting a room with an electrostatic sprayer that disperses a ‘liquid mist’ designed for horizontal surfaces. The equipment and the products it uses have been in use in the district for more than 2 years. The products that are used are approved by the Department of Health and are totally safe to use.

Chairperson Cain requested that the capital plan on the Facilities Department website be replaced with the current plan.

The meeting adjourned at 7:10 PM by Chairperson Deborah Cain and seconded by Ms. Ford. The next BoE Facilities Committee meeting will be on Wednesday, October 21, 2020.

Minutes recorded by Leslie A. Spatola

Leslie A. Spatola

Facilities Committee Recording Secretary