

Middletown Public Schools -Board of Education
Facilities Committee Meeting Minutes

Meeting was held at the 310 Annex Building, Hunting Hill Avenue on May 15, 2019

The meeting was called to order at 5:30 PM.

Members Present: Vinnie Loffredo, Peter Staye, David Bauer, John Giuliano,
Sean King and Leslie Spatola, Secretary

Public Present: None

I. Introduction

II. Review of April 17, 2019 Meeting Minutes

Request made to add Deborah Cain as Members Present.

III. Middletown High School Restroom Issues

Peter Staye has met with Elisha DeJesus, MHS Athletic Director and Colleen Weiner, MHS Principal. Supervision of the locker rooms has increased, and there have been no instances of vandalism since.

IV. New Woodrow Wilson Middle School Update

Plans are at the 50% "Construction Document" stage. Arrangements of rooms / locations of walls is now considered final. The Architect has reviewed plans with various departments including, Science, PE/Health, Art, World Languages and Facilities. The security consultant has also presented to members of the building committee, the BOE, Fire Marshal's and Central Dispatch office. Phase I, which includes demolition of the auditorium and relocation of offices and 4 classrooms, is out to bid. Scheduling and routing buses and parent drop off / pick-up has also been reviewed with school and district administration and security staff. Changes to drop-off and pick-up procedures will be refined over the summer to address potential congestion in the areas where students will exit busses and cars.

Plans show approximate locations of furniture, though the selection of "Fixtures, Furniture and Equipment" (FF&E) will not begin for many months. A pilot program involving 2 math rooms for specialty items the district is not familiar with is being scheduled for September 2019. FF&E is a project cost included in the project budget.

John Giuliano is a member of the Woodrow Wilson Middle School Building Committee and thought that the new school would use natural gas as its fuel Source. Systems that service the Gym are being designed with the expectation that it will be used as a cooling space, but not a formal shelter. So that the A/C for the gym can be on emergency generator, it will be a separate system from the rest of the building. The rest of the building will be cooled with a chilled water system, which will not be serviced by the emergency generator.

The generator will also service the emergency lighting and fire alarm systems, additional lighting in the kitchen and gym areas. Peter Staye will check on what the degree of exterior lighting will be and report on this next month.

There is a possibility that solar power could be available at a later date.

A Naming Committee has been formed and headed by Lisa Loomis as Chairperson. The first meeting for this will be Thursday, May 30, 2019 at the Snow School.

V. Status of Five-year Facilities Plan

Peter Staye has been designated to this project and is expected to report in August. There was a general discussion regarding the plans scope and it was agreed that the plan should consider if a building should be replaced in the near future. Attention has to be given to both the City and the Board of Education as to what we put on to the bonds. A member asked if it was possible and/or advisable if a 5-year plan to be extended to a 10-year plan instead. Presently the State uses an 8-year population regulation and both 8 and 10 years may merit some looking into to. Peter Staye will check into the population forecast at each school. Consideration also must be given as to what would be done with a school if/when it closes.

VI. Lighting Protocol at the Woodrow Wilson Track/Field

This matter has been resolved.

VII. Recent Damages and/or Repairs to District Facilities

The repairs have been done at the Spencer School and the leak at Wesley was one of a nuisance leak that was not related to anything specifically. The pipe leak at the Adult Ed building was found and resolved quickly.

VIII. Middletown High School Fuel Cell Update

The fuel cell is in its third year of an 8-year contract. Doosan operates and maintains the unit and we purchase the gas the natural gas it consumes and the energy it generates. In addition to the electricity it produces in kilo-Watt hours (kWh) the fuel cell produces electrical capacity in kilo-Watts (kW) that has a value in the electrical market. A contract to sell that capacity through CPower was reviewed. Based on projections by Mr. Harris, the City's Energy Coordinator, the fuel cells capacity would generate revenue averaging \$9,000 per month over the 5 year term of the contract. The committee voted unanimously to support the contract.

The pump that circulates low grade heat (<150 F) is off line and needs to be replaced. This pump will be replaced by Facilities staff as it is not a component of the fuel cell.

IX. Phones Issues at Wesley School

Problems were with the phone company and have been resolved.

X. Discussion on District Wide Air-Conditioning

There was discussion regarding introducing air-conditioning in buildings as part of the 5-year Facilities plan. The code requires schools to have a certain amount of fresh air introduced, which precludes using the least expensive type of A/C systems (ductless split.) Where it is practical to install A/C in specific areas, the plan would offer that as an option.

XI. Middletown High School Track

The track has been resurfaced and the football field will be discussed further at a later date.

XII. Macdonough and Moody Underground Fuel Tanks

The State requires this to go to bid and there is an estimate in progress. At Moody, it has been determined that the original tank was not removed during the previous tank replacement project. This will impact cost and likely delay the project until next summer. Test borings may be done sometime in 2020.

The meeting adjourned at 6:45 PM by Sean King and seconded by David Bauer.

The next meeting will be on Wednesday, June 19, 2019 at 311 Hunting Hill Avenue, Central Office, Conference Room 7 at 5:00 PM.

Respectfully,

Leslie A. Spatola

Leslie A. Spatola Facilities Committee Recording Secretary
Board of Education - Middletown Public Schools