

Rochester School Board
Building Committee Minutes
School Department Board Room
February 1, 2018
6:00 PM

Members Present:

Mrs. Audrey Stevens, Chair
Mr. Paul Lynch, Vice-Chair
Mr. Matthew Beaulieu
Mr. Joseph Devine
Mr. Matthew Pappas

Members Absent:

Also Present:

Mr. Michael Hopkins
Mr. Kyle Repucci
Mrs. Christiane Allison
Mrs. Anne Grassie
Mrs. Amy Malone
Mrs. Karen Stokes
Mr. Robert Watson
Mr. David Totty
Guests

The meeting was called to order 6:26 p.m. with a quorum present.

Mr. Lynch moved, second by Mr. Pappas, to approve the minutes of the December 7, 2017 meeting as written. The motion carried unanimously.

Facilities Update

Mr. Totty informed the Board of the new paper towel vendor and savings to the District. They are investigating vendors for soap and dispensers next. In the past, the District had a difficult time filling custodian positions that were just posted on websites. Recently, they began advertising these openings on a couple of school marquees and received more applications than they had in the past two years. The District now has the needed help. The new score board needed to be protected and the estimate for this coverage was \$8,000. Jim Letourneau was able to construct a new protector for \$1,200. A roof repair to a modular at Chamberlain Street School was completed this week. All touch points throughout the district continue to be sanitized during this cold and flu season. Mr. Lynch asked Mr. Totty to share the paper towel vendor information with the City Manager.

Gonic School Roof

Mr. Hopkins reviewed the Gonic Roof Truss Project estimated to cost \$1,419,835. With \$600,000 to be funded through the Public School Infrastructure fund and a request will be submitted to City Council for \$800,000 to be bonded. This project would begin in April and includes the removal of the roof, replacement of the failing trusses and new finishes on the third floor (ceiling tiles, flooring, electrical, sprinkler systems, insulation etc.). The timeline will be very close to the start of the new school year. Mr. Hopkins stated they will have two contingency plans for staff and students if the project is not completed prior to the beginning of school year.

Mr. Pappas moved, second by Mr. Beaulieu to recommend the Finance Committee approve the Gonic Roof Truss Project and request a bonded CIP from the City Council in the amount of \$1,419,835. The motion carried unanimously.

The CTE Joint Building Committee has reviewed the R.W. Creteau Technology Center trusses. Those trusses are not in the condition as those at Gonic School. Mr. Hopkins stated that the Middle School trusses need to be monitored as they were built in the same time frame as those at Gonic School.

Mrs. Stevens moved, second by Mr. Pappas, to recommend the Middle School roof trusses be included in the truss testing and inspections. The motion carried unanimously.

Maple ADA Project

Mr. Hopkins updated the Committee and noted that Mr. Totty will be overseeing this project. The chair lift to the second floor part of the CDBG money and the Council will vote on that June. The front doors are ready to be replaced. The remainder of the project budget was reviewed

Mr. Pappas moved, second by Mr. Lynch to recommend that the Finance Committee approve the Maple Street Magnet School project in the amount of \$81,799.54. The motion carried unanimously.

Lighting Proposal

Affinity Lighting submitted a proposal for LED lighting throughout the District. The troffers would be replaced with LED lights with a Bluetooth connection. The payback time would be six years. The City has been using LEDs for the street lights.

Public Comment - None

Other – None

Adjournment

Mr. Pappas moved, second by Ms. Lynch, to adjourn the meeting at 6:46 p.m. The motion carried unanimously.

Respectfully submitted,

Mrs. Audrey Stevens, Chair

Rochester School Board
Building Committee Minutes
School Department Board Room
February 19, 2018
6:00 PM

Members Present:

Mrs. Audrey Stevens, Chair
Mr. Matthew Beaulieu
Mr. Raymond Turner (appointed)

Members Absent:

Mr. Paul Lynch
Mr. Joseph Devine
Mr. Matthew Pappas

Also Present:

Mr. Michael Hopkins
Mr. Kyle Repucci
Mrs. Linda Bartlett
Mr. David Totty
Mrs. Anne Grassie
Guests

Mrs. Stevens called the meeting to order at 6:00 p.m. Mr. Turner was appointed to serve as the third Committee member. Members participated in the pledge of allegiance.

FY 2019 Building Operating Budget

Mr. Hopkins, Superintendent of Schools, noted that the Building Operating Budget reflects an increase of \$344,409 over the current budget. A majority of that figure is the transfer to CIP. Mr. Beaulieu asked about the change in insurance. Mrs. Bartlett explained that our current insurance policy provides a \$79,000 guaranteed rate. In addition, this year's amount reflects submitted claims which all have a \$1,000 deductible. The number of incidents can fluctuate from year to year which explains the difference.

FY 2019 Building CIP Budget

The Bonded Capital Improvement Programs for FY 2019 were reviewed. The McClelland roof project had been moved to 2019 and also reflected was a district wide lighting upgrade. Mr. Hopkins explained that a vendor had recently evaluated the lighting in the district and presented a proposal to replace all lighting with LED's. Troffers in the district would be replaced with Bluetooth components and the new bulbs have a 20 year life. These lights would have an auto dimmed feature as well as an occupancy detector. Since the upgrade estimate was based on information from one vendor, it was suggested that an RFP be developed to obtain additional proposals and estimates for this project. A formal request for return of investment would be included as part of the RFP.

The Cash Capital Improvement Programs projects were reviewed. Mr. Turner asked if HVAC systems had a routine maintenance program. Mr. Totty confirmed that they did. The repair and maintenance items on the list ensure the continued upkeep of facilities and buildings. The sprinkler upgrades are as a result of the latest fire inspections. Mr. Totty received the upgrade recommendations and then obtained pricing information.

A question was asked regarding the money moved to pay for the ADA upgrades at the Maple Street Magnet School and how this affected the budget. Mrs. Bartlett stated that \$62,000 was transferred from the lines that had remaining balances and next year's CIP figures were not altered due to this project. Mr. Turner asked if there were items on the list that could be removed that wouldn't be detrimental. Mr. Totty responded that the district could apply for CDGB funds for the Auditorium Lift. And that there is a workaround if funding was an issue. Applying for CDGB funds next year might also be an option for the high school bathrooms but all agreed that the identified bathroom projects were needed and well overdue.

Mr. Beaulieu moved, second by Mr. Turner, to send the FY 2019 Building Operating Budget to Finance Committee for approval. The motion carried unanimously.

Mr. Beaulieu moved, second by Mr. Turner, to send the FY 2019 Building CIP Budget to the Finance Committee for approval.

Further discussion ensued regarding the Lighting Upgrade project. Mr. Hopkins stated that if an RFP were developed, a proposal would be available by the end of March. The final figure would be available by the time the FY 2019 budget went to the City Council. The figure could always be removed if necessary.

After discussion, the motion carried unanimously.

Mr. Beaulieu moved, second by Mr. Turner, for an RFP to be developed for the District Wide Lighting Upgrade. The motion carried unanimously.

Other

None

Public Comment

None

Adjournment

Mr. Beaulieu moved, second by Mr. Turner, to adjourn the meeting at 6:29 p.m. The motion to adjourn carried unanimously.

Respectfully submitted,

Mrs. Audrey Stevens, Chair