

**Rochester School Board  
Building Committee Minutes  
School Department Board Room  
February 19, 2020  
6:00 PM**

**DRAFT**

**Members Present:**

Mr. Matthew Beaulieu, Vice Chair  
Mr. David Camire  
Mr. Paul Lynch  
Mr. Matthew Munn  
Mr. Brian Nicholson

**Members Absent:**

Mrs. Audrey Stevens, Chair  
Mrs. Karen Stokes

**Also Present:**

Mr. Kyle Repucci  
Mrs. Christiane Allison  
Mrs. Linda Bartlett  
Mr. David Totty  
Mr. Robert Watson  
Guests

Mr. Beaulieu called the meeting to order at 6:11 p.m. with a quorum present.

Mr. Munn moved, second by Mr. Lynch, to approve the minutes of the December 5, 2019 meeting as written. The motion carried unanimously.

*Facilities Update*

Mr. Totty, Facilities Director, informed in the Committee that a round of housekeeping meetings with each building principal is complete and we are in pretty good shape. We only need to make a few adjustments. We begin in October and continue to disinfect “touch points” (door knobs, door jams, railings, etc.). We use Re-ju-venal that has fungicidal, bactericidal and virucidal properties against influenza and viruses. We do our best during cold and flu season. Since the large addition to the tech center with added footage we are short .94 a person. We are still looking for an additional position to keep it clean and looking good. Gonic School multipurpose room had some small bits of masonry fall from the ceiling. Given the history with the roof, we thought we had a structural problem. Mr. Totty reviewed pictures that showed masonry debris in the ceiling. With the new roof installation, snow now falls onto a roof area that had old debris inside which was caused the problem. There is no structural problem at Gonic. We had two propane smell issues at William Allen School. When the first incident happened, the Custodian had seen a sniffer truck down the street and went down to ask them to come to the school and nothing was found. The second incident happened the Fire Department was called and nothing was found. The building in high school field that we are looking to have taken down, had asbestos in the roof which changed the demolition price to \$2,000-\$3,000 range. We will do the abatement and the building will be down.

After several years of searching we found a masonry company to complete some much needed projects in the district. Mascon came in and we had a proposal of \$30,000. They completed the School Street School chimneys, which ended up costing \$11,000. We had remaining funds so they have moved onto completing masonry work at Gonic School. The high school score board has been taken down and we are working with a company called Side Effects for a new score board. We had a quote for \$40,000 w/o electric and we hope to recoup \$20,000 on advertising. We have been attempting to dampen sound in the Middle School cafeteria. We had extra sound attenuating panels from the Tech Center project. They have been installed in the middle school cafeteria at little to no cost. Nancy Loud School hot water temperatures have been issue. We installed mixing valves under each sink and it has solved the problem. We are looking to continue that throughout the district. McClelland School has had two freezes. The building did not get cold enough to set off the alarms, the coil froze and the room flooded. The day the new coil came in McClelland had a second freeze. Everything has been fixed. East Rochester School had a water main break in the parking lot. The failure is considered a freak event and SUR is still NOT recommending we replace the pipe. The parking lot has been repaired. Gonic School also had a coil freeze which has been fixed and then they had a leak in schedule 5 pipe above the kindergarten. We will be replacing all of that pipe next week.

Mr. Totty informed the Committee that between December 6, 2019 and February 19, 2020 they have closed 362 work orders. 341 work orders have been created which puts us at a close ratio of 1.06:1. There are currently 130 open work orders.

*Rochester Middle School Field Bath House*

Mr. Totty had been asked to research a Field Bath House at the middle school. It will be in the south west corner of the field. It includes three unisex bathrooms and a small concession stand. He reviewed the draft plans. The estimate from

Harvey Construction came in much higher than expected at \$237,000. Mr. Lynch explained the substantial amount of requests for field use and mentioned the challenges when the field is used. Tracking students/public entering and exiting the middle school for use of the bathrooms is difficult. We continue to add clubs and teams (middle school baseball, lacrosse and softball) but have limited fields to use. This is something that we need to put in the 5 year plan. We did not put this project out to bid. The cost will need to be more viable. Mr. Lynch asked Mr. Totty to bring his information to the full Board.

The Committee reviewed the Building budget. Mr. Lynch questioned the solar program and the lighting project across the district. Mrs. Bartlett stated that we are starting to see savings in those areas. Discussion ensued.

Mr. Lynch moved, second by Mr. Munson, to recommend the Board approve the Building budget. The motion carried unanimously.

#### Capital Improvement Plan Budget

Mr. Totty gave a breakdown of equipment listed. He reviewed the sod cutter and the line painting robot for the fields. He explained the time and man power to care for the fields. Other items reviewed were new siding for the Nancy Loud School, and roofing for Chamberlain Street School Kindergarten and McClelland School front roof. Constructing an equipment storage building approximately four times the size of the high school field building being torn down. Storage discussion continued, it was decided that a storage study should be done. Paving, a dump truck, bleachers and removal of modulars were also discussed. Bud Carlson Café entryway. The City asked us to reroute the students through the front door. We need to have card swipe, etc. and the receptionist will now be in the school cafeteria to control the door and to greet visitors. We are looking to update the floor, ceiling tile, counter tops and paint.

Mr. Lynch moved, second by Mr. Nicholson, to recommend the Board approve the bonded Capital Improvement Plan budget as presented. The motion carried unanimously.

*Public Comment - None*

*Other – None*

Mr. Lynch moved, second by Mr. Nicholson, to adjourn the meeting at 7:14 pm. The motion carried unanimously.

Respectfully submitted,

Mr. Beaulieu, Vice-Chair