

**New Milford Board of Education  
 Facilities Sub-Committee Minutes  
 April 10, 2018  
 Lillis Administration Building—Room 2**

Present: Mr. Brian McCauley, Chairperson  
 Mr. Bill Dahl  
 Mrs. Eileen P. Monaghan

Absent: Mrs. Angela C. Chastain

Also Present: Mr. Joshua Smith, Superintendent  
 Mr. Kevin Munrett, Facilities Director  
 Mr. Nestor Aparicio, Assistant Facilities Director  
 Ms. Alisha DiCorpo, Assistant Superintendent  
 Mr. Anthony Giovannone, Director of Fiscal Services and Operations  
 Ms. Roberta Pratt, Director of Technology  
 Ms. Ellamae Baldelli, Director of Human Resources

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 NEW MILFORD, CT

1.	<p><b>Call to Order</b></p> <p>The meeting of the New Milford Board of Education Facilities Sub-Committee was called to order at 6:45 p.m. by Mr. McCauley.</p>	<p><b>Call to Order</b></p>
2.	<p><b>Public Comment</b></p> <ul style="list-style-type: none"> <li>• There was none</li> </ul>	<p><b>Public Comment</b></p>
3.	<p><b>Discussion and Possible Action</b></p> <p><b>A. Thermal Scan/Roof Report – presentation by Garland</b></p> <ul style="list-style-type: none"> <li>• Mr. Steve Botelho of the Garland Company said his company has been providing information on district roofs since 2010 and they handled the SMS roof project. He presented a summary regarding the other school roofs.</li> <li>• Committee members noted that the presentation differed from the document they had received to review for the meeting. Mr. Smith said this revision features adjusted timelines to more accurately depict what action is recommended for immediate repair and what priorities might be spread out over time for budgetary purposes.</li> <li>• Mr. Botelho said the high school roof is a</li> </ul>	<p><b>Discussion and Possible Action</b></p> <p><b>A. Thermal Scan/Roof Report – presentation by Garland</b></p>

combination of shingles and low slope built up roofs. The shingles have had some issues due to high winds. Infa-red roof moisture analysis shows no issues. He said this is in the best condition of all district roofs. The recommendation is for preventive maintenance with long term restoration after 2022.

- Mr. Dahl asked if any shingles that do come loose due to winds are replaced quickly and Mr. Munrett said they are.
- The HPS roof has an original trapezoidal standing seam roof from the 1960s, additions in the 1970s and 1990s, and a low slope single ply section from the early 1990s. The front overlay is showing tears and the infa-red roof moisture analysis shows wet insulation there. Mr. Botelho recommends emergency repair/replacement for that section, preventive maintenance for the trapezoidal standing seam sections, and restoration/replacement after 2022 and on.
- The NES roof has shingle construction from 1983 and the early 1990s, ballasted EPDM from the early 1990s, and a low slope single ply section from the early 1990s. Mr. Botelho said while it is well over the average life cycle of a roof of this type, infa-red scans do not show as much wetness as anticipated. The suggested action year for retrofit is 2020.
- The SNIS roof is a combination of low slope built up and standing seam metal, made up of 1965 original construction, a 1968 addition, a 1980s addition, and additions in 2002. Mr. Botelho said this roof was the most concerning in his opinion as the infa-red scan shows wetness in multiple sections, a sign that the roof is starting to break down. He said that this is the first roof he would look at for a retrofit, perhaps as early as 2019.
- Mr. Dahl asked if Mr. Botelho had an estimate for when they would go past the opportunity to retrofit and have to do a replacement instead and Mr. Botelho said nothing definitive.
- Mr. Smith asked if the SNIS roof could be done in sections for budgetary purposes and

	<p>Mr. Botelho said yes, it could be spread out over 3-4 years.</p> <ul style="list-style-type: none"> <li>• Mr. Dahl asked if there was a downside to doing it that way. Mr. Botelho said the cost would be more per square foot and the rest of the roof would continue to deteriorate during that time.</li> <li>• Mr. Botelho shared a preliminary cost estimate report.</li> <li>• Mrs. Monaghan suggested the roofs might be mixed in with the oil tanks for bonding.</li> <li>• Mr. Dahl asked what the plan was from here. Mr. Smith suggested that the committee put the topic on next month's agenda. In the meantime, Mr. Munrett and Mr. Botelho would work to firm up cost estimates and set priorities for the committee and ultimately the Board to consider.</li> </ul>	
<p><b>4.</b></p> <p><b>A.</b></p> <p><b>B.</b></p>	<p><b>Items of Information</b></p> <p><b>SNIS Softball Field Storage</b></p> <ul style="list-style-type: none"> <li>• Mr. Munrett said New Milford Youth Baseball and Softball will be placing temporary portable storage at the SNIS softball field. The storage will be out of the way behind the tennis courts.</li> </ul> <p><b>Overtime Update</b></p> <ul style="list-style-type: none"> <li>• Mr. Munrett said a question had come up at the Board meeting regarding the status of the overtime account. Mr. Giovannone prepared a detailed handout showing the breakdown this year and over the last few years. Mr. Munrett said the account was in good standing in spite of the long winter. He said overtime will be used in the spring for events too.</li> <li>• Mr. Dahl asked if the overtime for the turf fields was covered by the rental. Mr. Smith said it is a flat rate, so not necessarily. They are gathering data this year and will have a better scope once there has been a full year of usage.</li> <li>• Mrs. Monaghan said adjustments could be made then if needed. She said she was</li> </ul>	<p><b>Items of Information</b></p> <p><b>A. SNIS Softball Field Storage</b></p> <p><b>B. Overtime Update</b></p>

	<p>pleasantly surprised to see the status of the account.</p> <p><b>C. Fuel Tanks Update</b></p> <ul style="list-style-type: none"> <li>• Mr. Munrett said he and Mike Zarba from the town did a walkthrough with six vendors this morning to look at oil tanks at three school and three town buildings. Bids are due in two weeks.</li> <li>• Mr. Dahl said he was glad to see the district being proactive to address the tanks before they start leaking.</li> </ul>	<p><b>C. Fuel Tanks Update</b></p>
<p><b>5.</b></p>	<p><b>Public Comment</b></p> <ul style="list-style-type: none"> <li>• There was none.</li> </ul>	<p><b>Public Comment</b></p>
<p><b>6.</b></p>	<p><b>Adjourn</b></p> <p>Mr. Dahl moved to adjourn the meeting at 7:24 p.m., seconded by Mrs. Monaghan and passed unanimously.</p>	<p><b>Adjourn</b></p> <p><b>Motion made and passed unanimously to adjourn the meeting at 7:24 p.m.</b></p>

Respectfully submitted:



Brian McCauley, Chairperson  
 Facilities Sub-Committee