

**New Milford Board of Education
Facilities Sub-Committee Minutes
December 6, 2016
Lillis Administration Building—Room 2**

Present: Mr. Robert Coppola, Chairperson
Mrs. Angela C. Chastain
Mr. David A. Lawson
Mr. Brian McCauley, Alternate

Absent: Mr. Bill Dahl

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

RECEIVED
TOWN CLERK

2016 DEC -9 A 8:03

NEW MILFORD, CT

1.	<p>Call to Order</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. Coppola. Mr. McCauley was seated in the absence of Mr. Dahl.</p>	<p>Call to Order</p>
2.	<p>Public Comment</p> <ul style="list-style-type: none"> • Greg Mullen read a letter from Steven Looney in which he expressed his continued concerns about the lack of a plan or cost analysis of moving BOE to the JPS building. Mr. Mullen called what is going on bullying and bribery and said he has concerns about the costs quoted by the Mayor and what taxpayers can expect going forward. He said the Board should do a full study, as they have with other issues in the past, before signing any lease agreement. • Peter Mullen said prior budgets have shown that the East Street building is very expensive to maintain and that it has always been a money pit. He asked what has changed. He also said that he believes it is the only Town building that is not ADA compliant. In the past the Board may have not had any options to move to an ADA compliant building but they do now. He encouraged the move to JPS for these reasons. 	<p>Public Comment</p>

	<ul style="list-style-type: none"> • Michael Barnes said the Board has considered a move to Pettibone in the past but decided against it and he asked what has changed. He said costs are very likely far in excess of numbers given by the Mayor and will result in only a shifting of costs to the taxpayer from the BOE to the Town side. He said the Board is acting with no plan, no professional estimates, and no town-wide public input. 	
<p>3.</p> <p>A. East Street</p>	<p>Discussion and Possible Action</p> <ul style="list-style-type: none"> • Mr. Coppola said, to clarify, that the discussion will be regarding the East Street building and the Pickett District Property, formerly John Pettibone School. <ul style="list-style-type: none"> • Mr. Coppola said previous discussions resulted in a request for the cost to do an ADA compliance review of the East Street building. • Mr. Smith said RFP's were requested for engineering specifications to do the study and two bids were received. The memo included in the Board packet gives a recommendation should the Board decide to move forward. • Mrs. Chastain asked if the proposals were just for East Street and Mr. Smith said yes. Mrs. Chastain asked to see the full scope of the proposals submitted and Mr. Smith said he would provide them. • Mr. McCauley asked why there was such a difference in price between the proposals. Mr. Munrett said he didn't know since both vendors attended the same walkthrough and were given the same RFP. <p>Mr. Lawson moved to bring the bid for East Street ADA compliance to the full Board for discussion and possible action.</p> <p>Motion seconded by Mrs. Chastain.</p> <p>Motion passed unanimously.</p>	<p>Discussion and Possible Action</p> <p>A. East Street</p> <p>Motion made and passed unanimously to bring the bid for East Street ADA compliance to the full Board for discussion and possible action.</p>

<p>B. Pickett District Property</p> <ul style="list-style-type: none">• Mr. Coppola said the Board had previously agreed that the Superintendent and Board Chair or designee would talk to the Mayor about a draft agreement on a possible move to John Pettibone School. He said that he, Mr. Lawson, Mr. Dahl and Mr. Smith met with the Mayor and the draft MOU under consideration is the result. It has been reviewed by legal counsel and Board members received the most recent update by email this afternoon.• Mr. Smith said the most recent copy contains legal counsel's suggestions, a few formatting changes and an adjustment to the square footage based on current usage at East Street. No actual measurements of the potential BOE space have been taken at JPS.• Mr. Coppola said the agreement is a draft for discussion.• Mrs. Chastain said the Board had agreed to have the Superintendent and Chair or designee only talk to the Mayor and asked why others attended.• Mr. Coppola said he asked to attend as Facilities Chair and requested Mr. Dahl's attendance as well.• Mrs. Chastain said she was concerned that this was a quorum of the sub-committee that was unwarned.• Mr. Coppola said if so it was his mistake.• Mrs. Chastain says the document is called a proposed agreement and asked who proposed it, the Board or the Town.• Mr. Coppola said it is simply a starting point to answer questions the Board has.• Mrs. Chastain asked how utilities are broken out and who is paying. She said there is asbestos and mold and asked who is responsible for this remediation. She said money is a big piece of this. She said she wants these items spelled out and that there are too many unknowns right now.• Mr. Coppola said the draft is up for discussion so that the Board could determine what else it	<p>B. Pickett District Property</p>
---	--

	<p>wished to add. He said the Town Planner was also at the meeting with the Mayor and that she seems to be working out the details.</p> <ul style="list-style-type: none"> • Mr. Lawson said the costs would be the Town’s responsibility. He said based on earlier discussions about responsibility, the Board would be responsible for the interior of its section going forward following the move, would have its own maintenance person, and own security system. • Mrs. Chastain asked if the \$250,000 for the Board’s section is separate from the \$275,000 already requested by the Mayor from the Town and Mr. Coppola said it is. Mrs. Chastain said costs are already adding up well over what the Mayor originally claimed was needed. • Mrs. Chastain said she didn’t see how moving forward with so many unknowns was helping our students. • Mr. Coppola said he wants to move this topic to a resolution so that the Board can get back to focusing on students. He said this is just taking time away from that work. <p>Mr. McCauley moved to bring the Proposed Memorandum of Understanding Between the Town of New Milford and The New Milford Board of Education for a portion of the Former John Pettibone School Building to the full Board for discussion and possible action.</p> <p>Motion seconded by Mr. Lawson.</p> <p>Motion passed 3-1. Aye: Mr. Coppola, Mr. Lawson, Mr. McCauley No: Mrs. Chastain</p>	<p>Motion made and passed to bring the Proposed Memorandum of Understanding Between the Town of New Milford and The New Milford Board of Education for a portion of the Former John Pettibone School Building to the full Board for discussion and possible action.</p>
<p>4.</p> <p>A.</p>	<p>Items of Information</p> <p>SMS Roof</p> <ul style="list-style-type: none"> • Mr. Munrett said the roof is done and they will do a final walkthrough at the end of the week. • Mr. Lawson asked if there is a checklist review and Mr. Munrett said that would be included. 	<p>Items of Information</p> <p>A. SMS Roof</p>

<p>B. NMHS Chiller</p> <ul style="list-style-type: none"> • Mr. Munrett said the chiller is tied in but weather did not allow testing so the contractor will return in the spring. <p>C. Five Year Facilities Capital Budget draft</p> <ul style="list-style-type: none"> • Mrs. Chastain said they had previously talked about expanding the parking at NES but she did not see it on this list. Mr. Munrett said he met with all the principals to talk about their needs and the NES principal did mention the parking lot then but had other priorities that were considered more urgent. • Mr. Coppola said he was confused in that the accompanying information sheet mentions parking spaces in item #1. Mr. Smith said this number is quoted to justify the need for the replacement vehicles that plow. • Mrs. Chastain asked how priorities are determined, by safety first? She said if so, the NES parking lot should be considered. • Mr. Coppola asked about the door replacement. Mr. Smith said it is a proposed replacement cycle designed to avoid larger issues. • Mr. Coppola asked about the storage building. Mr. Smith said this was proposed last spring but didn't happen. Right now there is no interior storage for equipment, salt etc. and they are looking at the old tennis courts at SNIS as a possibility to set up some type of protected environment. • Mr. Coppola asked if the barn near the high school could be used and Mr. Smith said it is already full. • Mr. Coppola asked if this included the turf field equipment and Mr. Smith said that equipment does have its own storage shed already. • Mr. Smith said he would like to draw the Board's attention to two other items on the list that are a few years out as they will be particularly pricey: boilers and mechanical systems for HVAC. • Mr. Coppola asked if the NES parking lot 	<p>B. NMHS Chiller</p> <p>C. Five Year Facilities Capital Budget draft</p>
--	--

	<p>could be included in the document. Mr. Smith said it is a working document so can be adjusted as needed. He said if the Board views the parking lot as a priority, it is in the Board's purview to make that request.</p> <ul style="list-style-type: none"> • Mr. Lawson said he appreciates receiving the plan prior to budget deliberations. <p>D. Turf Fields update</p> <ul style="list-style-type: none"> • Mr. Munrett said the fields are being winterized now and will be all set for spring. <p>E. Solar Panel conversation</p> <ul style="list-style-type: none"> • Mr. Munrett said he was advised that the Town is interested in putting solar on the roofs of the schools and there will be a pre-bid walkthrough on December 27th. • Mr. Coppola asked if SMS was included in the discussion. Mr. Smith said he informed the Town that SMS would not be included in consideration due to the new roof. He said this is a Town initiative and many other buildings are considered in the proposal as well. At this point, we are just accommodating the Town's request. • Mr. Lawson says he welcomes discussion if it will result in lowering costs for the district. • Mrs. Chastain asked if this would come back to the Board for approval before work is done and Mr. Smith said he would expect collaboration. • Mr. Coppola said he believed the Board had looked at solar before and asked Mrs. Faulenbach, who was in the audience, for comment. • Mrs. Faulenbach said there was a proposal that went to Town Council a few years back but the Town chose not to act. • Mr. Coppola said any updates would be brought to future meetings. 	<p>D. Turf Fields update</p> <p>E. Solar Panel conversation</p>
<p>5.</p>	<p>Public Comment</p> <ul style="list-style-type: none"> • David Littlefield said he was in attendance 	<p>Public Comment</p>

**New Milford Board of Education
 Facilities Sub-Committee Minutes
 December 6, 2016
 Lillis Administration Building—Room 2**

	<p>because of concerns he had regarding a lease agreement but after discussion tonight he is more concerned about three members of the Facilities sub-committee meeting with the Mayor. He said the Board might need to check with counsel about the legality of that.</p> <ul style="list-style-type: none"> • Mr. Coppola said it was not a Facilities meeting but if there are any legal ramifications it was his mistake. • Susan Johnson said she thinks the move is a case of putting the cart before the horse. She said there is no plan and it is happening too fast. She urged the Board to protect itself with the process. • Greg Mullen said the cost is \$500,000 now which is a big increase from the first money mentioned. He said the Board should be protecting its own interest with regard to any move to JPS. 	
<p>6.</p>	<p>Adjourn</p> <p>Mr. Lawson moved to adjourn the meeting at 7:31 p.m., seconded by Mr. McCauley and passed unanimously.</p>	<p>Adjourn</p> <p>Motion made and passed unanimously to adjourn the meeting at 7:31 p.m.</p>

Respectfully submitted:



Robert Coppola, Chairperson
 Facilities Sub-Committee

