

**New Milford Board of Education
 Facilities Sub-Committee Meeting Minutes
 December 9, 2025 6:30pm
 Sarah Noble Intermediate School Library Media Center**

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| Present: | Mr. Tom O'Brien, Chairperson Mrs. Wendy Faulenbach Mr. Brian McCauley Mr. Eric Hansell | NEW MILFORD, CT |
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| Absent: | |
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| Also Present: | Dr. Janet Parlato, Superintendent of Schools, <i>virtually</i> Ms. Holly Hollander, Assistant Superintendent of Schools Mr. Matthew Cunningham, Director of Facilities Mr. Anthony Giovannone, Director of Finance Mr. Jefferey Turner, Director of Technology |
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| 1. | | Call to Order The New Milford Board of Education Facilities Sub-Committee meeting was called to order at 6:30pm by Mr. Tom O'Brien, Chairperson. | Call to Order |
| 2. | | Public Comment There was none. | Public Comment |
| 3. | A. | Items for Information RFP NMHS Tennis Courts Design/Build Mr. Cunningham stated the bids will be opened on December 19th. There was one addendum. The current project has pickleball lines. To be eligible for a USTA grant there cannot be pickleball lines and there must be youth lines for youth tennis. A decision will have to be made as to whether there will be pickleball lines. Mrs. Faulenbach asked what the potential reimbursement was. Mr. Cunningham stated it is \$35,000 for a single court or up to \$200,000 total. Mr. O'Brien noted the Young's Field courts were redone through a grant. Mr. McCauley asked if there could be temporary lines on the courts. Mr. Cunningham stated he could not speak to the alternatives. Mrs. Faulenbach asked if the money was allocated. Mr. Cunningham stated \$1,000,000 was allocated but the cost will depend on the RFPs that | 3. Items for Information A. RFP NMHS Tennis Courts Design/Build |

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| | <p>come in. Mrs. Faulenbach asked how quickly it all had to be decided. Mr. Cunningham stated it will need to be soon.</p> <p>Mr. McCauley stated tennis clubs have pickleball lines on their courts. Dr. Parlato stated pickleball is part of the PE curriculum but a permit level court is not necessary for PE. Mr. Cunningham stated \$35,000 for a single court, and the \$200,000 for the whole project is the maximum, it could be less. It's a major capital project, so the contractor will be interviewed and vetted.</p> <p>B. RFP Central Offices A&E Mr. Cunningham stated the bid opening is December 12th. There were 2 addendums regarding HVAC.</p> <p>C. RFP NES Hydrants Engineering Mr. Cunningham stated the bid opening is December 15th and there were no addendums.</p> <p>D. RFP NMHS Culinary A&E Mr. Cunningham stated the bid opening is December 12th and there was 1 addendum.</p> <p>Mrs. Faulenbach noted they are going into budget and asked if the project was time sensitive. Mr. Cunningham stated yes and because of the size of the project they will want to conduct interviews. There is still hope to do the project over the summer; the funds have been earmarked.</p> <p>Mrs. Faulenbach asked about the funds earmarked for Central Office. Mr. Giovannone stated there is \$150,000 encumbered for it, which was included in our most recent capital request.</p> <p>E. NES Roof Mr. Cunningham stated MBC (Municipal Building Committee) chose option 3, the standing seam metal roof. The project has been bonded with a funding source of \$5,000,000. Mrs. Faulenbach stated they will need a copy of the minutes and motions stamped by the Town Clerk. Mr. O'Brien</p> | <p>B. RFP Central Offices A&E</p> <p>C. RFP NES Hydrants Engineering</p> <p>D. RFP NMHS Culinary A&E</p> <p>E. NES Roof</p> |
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| | <p>stated he went to the MBC meeting and that is when they voted for option 3 (EPDM on low sloped roofs. Standing seam on sloped roofs). There are differing opinions among the MBC members as to whether the longer lifespan of a standing seam roof justified the extra cost. So they agreed to construct the RFP with standing seam in mind, and request the bidders to include an alternate price for asphalt shingles. Mrs. Faulenbach asked what the cost difference was between the two. Mr. O'Brien said it was about \$800,000. Mr. O'Brien stated Architect Dean Petrocelli was in attendance as well and addressed the concern regarding the existing metal fascia panels, which need replacing and should be included in the bid.</p> <p>Mr. Cunningham stated now that the resolution has passed they are looking to get the architect for hire. Mr. O'Brien stated it will be tight and it's on MBC's shoulders. Mrs. Faulenbach added that MBC will choose the option and hire the architect and asked if a "Clerk-of-the-Works" would also be hired. Mr. O'Brien stated he did not recall that subject coming up at this meeting, but that it has been discussed previously. They will be going for the state grant, regardless of the roof type. The grant is the district's responsibility. Mr. Hansell asked if there were updated energy codes and standards that would need to be followed. Mr. Cunningham stated yes, there are certain parameters.</p> <p>Mrs. Faulenbach stated she was happy it was in the bonding cycle.</p> <p>F. Elevator Due Diligence Surveys Mr. Cunningham stated he reached out to a firm to do a condition assessment and look at mechanics. The elevators are 25 years old. Using a consulting firm is the fairest way to know what exactly needs to be replaced. Mrs. Faulenbach asked if inspections happen regularly. Mr. Cunningham stated yes, and they do preventative maintenance. The goal is to have someone come out and</p> | <p>F. Elevator Due Diligence Surveys</p> |
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| | | identify any deficiencies. Mrs. Faulenbach asked if there are any possible grants through the state. Mr. Cunningham stated he would look into it. | |
| 4. | | Public Comment None | Public Comment |
| 5. | | Adjourn <i>Mr. McCauley moved to adjourn the meeting at 6:55pm, seconded by Mr. Hansell and passed unanimously.</i> | Adjourn <i>Motion made and passed unanimously to adjourn the meeting at 6:55 pm.</i> |

Respectfully submitted:



Tom O'Brien
 Chairman, Facilities Subcommittee