

**New Milford Board of Education
Facilities Sub-Committee Minutes
November 13, 2018
Lillis Administration Building—Room 2**

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

Also Present: Dr. Stephen Tracy, Interim Superintendent
Mr. Kevin Munrett, Facilities Director
Mr. Nestor Aparicio, Assistant Facilities Director

1.	Call to Order The meeting of the New Milford Board of Education Facilities Sub-Committee was called to order at 6:45 p.m. by Mr. McCauley.	Call to Order
2.	Public Comment • There was none	Public Comment
3.	Discussion and Possible Action A. NMHS Roof Bid Results • Ms. Denise Reiss and Mr. Steve Botelho of Garland Company, Inc. presented information regarding the NMHS roof bid results. • Mr. Botelho said the project was bid two ways: with shingles, both regular and a premium version; and standing seam metal, both galvanized and aluminum panels. They also considered solar modules for the standing seam version. Options for the solar ready design were discussed. The estimated breakeven mark would be around ten years for solar. • The Board had been given the proposal for the scope of work and its cost. Four union contractors, who are certified in this type of work and can complete it within the specified timeframe, bid. Deductions were noted if the order is placed by January 1, 2019. • Mr. McCauley asked what advantages aluminum offers, if any. Mr. Botelho said it is favored for salt zones because it does not rust at all. It is also a lighter panel.	Discussion and Possible Action A. NMHS Roof Bid Results

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	• Mrs. Chastain asked if solar panels could be added to the back of the building only so they would not show on Route 7. Mr. Botelho said that could be done. He said if solar is to be added later that it would be important to determine positioning now. • Mrs. Chastain asked about life expectancy. Mr. Botelho said shingle is 30 years. The premium version is also heavier so helps with wind uplift issues. Metal is also 30 years but includes a “no dollar limit” feature so that labor and materials are also covered 100%. Mr. Botelho said realistically a standing seam roof should last 50 years. The shingle roof issue is with uplift. • Mrs. Chastain asked if it also covers “acts of God” such as tornadoes, which is the problem with the high school now. Mr. Botelho said it does not. • Mrs. Chastain asked how the metal roof weathers. Mr. Botelho said the paint is industry standard but there will be some fade over time. • Mrs. Chastain asked to see photos of roofs that are 10 to 15 years out. Mr. Botelho said he would provide that. • Mrs. Monaghan asked what factors drive the deductions. Mr. Botelho said the cost of materials and estimated labor increases with time. • Mrs. Monaghan said she agreed with Mrs. Chastain that any solar panels should stay to the back of the building. Dr. Tracy asked if that would affect the current quotes. Mr. Botelho said if it did, the cost implications should be minimal. • Mrs. Chastain asked what the life expectancy is for the solar panels. Mr. Botelho said there is a 25 year warranty, but they should last 30 to 35 years realistically. Mrs. Chastain moved to bring the NMHS Roof Bid Results to the full Board for discussion and possible action. Motion seconded by Mrs. Monaghan.	Motion made and passed unanimously to bring the NMHS Roof Bid Results to the full Board for discussion and possible action.
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	Motion passed unanimously. B. SNIS Roof • Mr. Botelho showed an infra-red scan that illustrated multiple areas of wet insulation on the SNIS roof. He said SNIS was first priority for replacement before the issue with the high school roof occurred. He said he could provide a “not to exceed” budget for the Town if they want to include SNIS in bonding discussions, with a full bid process to follow. • Mr. Munrett said they are band-aiding the roof for now, but SNIS is by far the worst roof in the district, if not for the May storm’s effect on the high school. • Dr. Tracy said he mentioned both roofs to the Mayor today. He said the BOE and Town need to get together over the next few weeks to discuss where they are going with these projects. The Town will need to determine how much they are able to bond to preserve their good rating. • Mr. McCauley asked for confirmation that solar paneling could be added later. Mr. Botelho said that is correct. They just need to know what sections the solar would go on before the roof panels are installed. • Mrs. Chastain said she would like to see renderings with solar on the whole building and just on the sides that don’t show on Route 7. She suggested a drone be used to capture the image needed. • Mrs. Chastain said she had asked for the costs of a metal roof without solar but both quotes were for solar ready. Mr. Botelho said it was not bid that way and would have to be worked up separately. He said if the project was not done solar ready now, costs to add solar down the road would be significant. • Dr. Tracy said it would be important for the Board to determine what they would like to see from their perspective to help with consensus with the Town as they work towards the January bonding window.	B. SNIS Roof
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	• Mrs. Chastain said it is important for the upcoming budget season as well. • Mrs. Chastain asked ultimately whose decision it is. Dr. Tracy said it is the Town's, since they will be bonding, but hopefully they will listen to the BOE's thoughts as well. • Mr. Dahl asked if the high school roof was repaired. Mr. Munrett said the temporary fix was in place but over time it will fail. Mr. Dahl said that if the Town could only do one roof now, maybe they should look at SNIS instead, and look at the high school a few years down the road. He suggested bids be prepared for SNIS. Mrs. Chastain moved to bring the SNIS Roof to the full Board for discussion and possible action. Motion seconded by Mrs. Monaghan. Motion passed unanimously. C. Oil Tanks • Mr. Munrett said the SNIS tank was rebid and the lowest bidder was now ETT Environmental who is the vendor who was awarded the HPS and Lillis projects. • Dr. Tracy noted that the cost is much better with this new bid.	Motion made and passed unanimously to bring the SNIS Roof to the full Board for discussion and possible action. C. Oil Tanks
4.	Item of Information A. Budget Drivers • Mr. Munrett said he had updated the five year Facilities capital plan. He asked if the Board had any insights for additions and subtractions to let him know. • Mrs. Chastain asked if the tennis courts referenced are at the high school. Mr. Munrett said they are. They have been patching them but they are cracking and additional patching is needed. Mrs. Chastain asked what the cost would be for a complete resurface. Mr. Munrett	A. Budget Drivers

	said over \$100,000. Mrs. Chastain suggested the Town grant writer might be able to help in this area, since the USTA provides grants to municipalities for tennis courts. Youngsfield courts were done that way. • Mrs. Chastain said she had previously asked that the parking situation at NES be looked at. Mr. Munrett said he spoke to Dan Stanton, the Town engineer, and there is a Hipp Road redesign on the Town plan for three years out so we will wait until then. • Dr. Tracy asked if there was any allowance for the SNIS condensation issue. Mr. Munrett said that is in the operating budget. • Mrs. Monaghan asked what the amount listed for roof repairs covers. Mr. Munrett said that is for preventive maintenance at HPS and NES as well as Lillis.	
5.	Public Comment • There was none.	Public Comment
6.	Adjourn Mrs. Chastain moved to adjourn the meeting at 7:25 p.m., seconded by Mrs. Monaghan and passed unanimously.	Adjourn Motion made and passed unanimously to adjourn the meeting at 7:25 p.m.

Respectfully submitted:



Brian McCauley, Chairperson
Facilities Sub-Committee