

**New Milford Board of Education  
 Facilities Sub-Committee Meeting Minutes  
 October 10, 2023  
 Sarah Noble Intermediate School Library Media Center**

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 NEW MILFORD, CT

Present:	Mr. Brian McCauley, Chairperson Mr. Tom O'Brien Mr. Eric Hansell Mr. Pete Helmus
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Absent:	
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Also Present:	Dr. Janet Parlato, Superintendent of Schools Mr. Jeffrey Turner, Technology Director Mr. Matthew Cunningham, Director of Facilities Mrs. Teresa Kavanagh, Director of Human Services Mr. Anthony Giovannone, Director of Finance
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1.		<b>Call to Order</b> The New Milford Board of Education Facilities Sub-Committee meeting was called to order at 6:45 pm by Mr. McCauley, Chairperson.	<b>Call to Order</b>
2.		<b>Public Comment</b> There was none.	<b>Public Comment</b>
3.	<b>A.</b>	<b>Items for Information and Discussion</b>  <b>NMHS Updates:</b> <b>1.) NMHS Woodshop HVAC Update</b> Mr. Cunningham stated he opened bids for the construction phase. He recommends moving forward with Hawley Construction Corp. Prior work includes the Dairy Queen in Brookfield and the one to come in New Milford. Mr. Cunningham is optimistic about moving forward with them after speaking with references. Mr. O'Brien asked what the bid was and if it was under budget. Mr. Cunningham stated yes. His team is taking a minimalistic approach and maintaining what is already in place. Mr. Helmus stated the bid came in at \$106,000. Mr. O'Brien stated he was happy with the number.  <b>2.) Roof Project</b> Mr. Cunningham stated they are addressing minor leaks, mostly in attic and crawl spaces. The last of the project is complete minus the clips and	<b>Items for Information and Discussion NMHS Updates:</b>  <b>1.) NMHS Woodshop HVAC Update</b>          <b>2.) Roof Project</b>

	<p>fasteners issue. Engineers have been brought in to see if there's a workaround to be compliant and stay under warranty. Mr. Helmus asked if the gutters were re-jetted again. Mr. Cunningham stated yes, because of the leaks Greenwood jetted the gutters early on to address the issue, and then did it again recently to ensure it was done properly. Mr. Helmus asked if the leaks discovered after each rainstorm are diminishing. Mr. Cunningham stated there is limited ponding; nothing is getting into classrooms, through ceiling tiles, etc., but some is creeping into crawl spaces. Each time it is discovered, the leaks have been remedied. There are thorough inspections done of all the spaces after a rainstorm.</p> <p>Mr. Hansell asked if the roof was finished by a different contractor, and if so, was a certain percentage of it done properly. Mr. Cunningham stated yes, Greenwood has been fulfilling it to specifications.</p> <p><b>3.) NMHS Gym Ceilings</b>        Mr. Cunningham stated the ceilings are finished except for a few minor items. The space is fully usable. Mr. McCauley asked Mr. Cunningham when the bid for the gym floors will go out. Mr. Cunningham stated there is a company the district can directly hire without sending it out to bid. Mr. Giovannone confirmed there is a consortium with this company authorized with the state of CT, so the district does not have to put it out to bid. Mr. Helmus stated it should be looked into soon. Mr. O'Brien asked about timing and if the job would be done for the upcoming summer. Mr. Cunningham confirmed it has to be done in the summer given the project length but wants to be one of the first scheduled.</p> <p><b>4.) Belfor Restorations</b>        Mr. Cunningham stated Belfor will complete the science labs by late October.</p> <p><b>B. Central Office Update</b>        Mr. Cunningham stated on September 26th the Facilities Department applied for a permit to</p>	<p><b>3.) NMHS Gym Ceilings</b></p> <p><b>4.) Belfor Restorations</b></p> <p><b>B. Central Office Update</b></p>
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	<p>install double doors at Sarah Noble Intermediate School. It is still in the review process. Dr. Parlato asked how long the district has been waiting for signoff. Mr. Cunningham stated he put the paperwork in on September 22nd.</p> <p>Regarding a permanent Central Office building, Mr. Cunningham stated Silver Petrucelli has been working with the district to come up with metrics on the square footage necessary. This will be presented to the town. Mr. Helmus asked if there is an idea of how many architectural drawings, renderings and proposals there has been over the years for a central office, and the cost of those. Mr. Cunningham responded, stating this request is different from prior proposals because the district is now asking Silver Petrucelli to understand the district's needs and then let the district know what the footprint should be. So when it goes to the town, it is more concrete. Mr. Helmus noted the specs should include bringing in other possible school services to the central office.</p> <p><b>C. HVAC Reports &amp; Grants</b></p> <p>Mr. Cunningham stated there is another round of grants for HVAC in schools. In an effort to be prepared he wants to put forth a request for qualifications and proposals so he can find a company that understands the HVAC grant process, and can also perform inspections and evaluations. It is a new process and the district needs to anticipate the state's expectations. There are a few companies capable of performing this and towns will be vying for their time. Dr. Parlato stated she appreciated Mr. Cunningham's proactive approach, not only with the grant but also the upcoming January 1, 2025 requirements for HVAC systems. Mr. Helmus asked if the January 1, 2025 deadline might be waived or delayed. Dr. Parlato stated it has already been pushed back a year. Mr. Cunningham noted the emphasis for these new HVAC systems is centered around security and indoor air quality. Mr. O'Brien asked Mr. Cunningham if he has a list of what's most pressing for the HVAC systems. Mr. Cunningham stated it needs to be built from the</p>	<p><b>C. HVAC Reports &amp; Grants</b></p>
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	<p>ground up. It's necessary to have a building management system that will read what needs to be done, and do it. It's important to have a foundation that has brains to control all the moving parts, for all of the buildings. Mr. Helmus added that the idea is to build the structure in anticipation of all the things available now, and what can be available in the future.</p> <p>Mr. O'Brien asked with the NV5 modifications, if there are any changes with indoor air quality. Mr. Cunningham stated yes, the racks can handle better air filters. They are no longer antiquated but some places still use old systems. Mr. O'Brien asked if there is still a lot to do in that regard. Mr. Cunningham stated, yes.</p> <p>Dr. Parlato stated that if there are updates to the HVAC systems there will be a quick assumption to put AC in the schools. It's important to note that the district is building a structure with a strong backbone in order to consider various HVAC additions in the future.</p> <p>Mr. Helmus noted the HVAC changes are more about covid: double filtration, airborne viruses. The intention is different from what people might think, but a smart building management system should be able to handle that.</p> <p>Mr. Hansell asked if the HVAC in woodshop will communicate well with the new system. Mr. Cunningham stated that this particular system is more about filtration.</p> <p>Mr. McCauley noted with updated HVAC systems, the need for AC may not be required as much.</p>	
4.	<p><b>Public Comment</b>          Mr. Brian McCauley of 193 Aspetuck Ridge Road.</p> <p>Mr. McCauley stated he does not understand why the town keeps blaming the Board of Education about the East Street building and providing false information to the public. It is skewed information to the public. It is discouraging to the volunteers</p>	<p><b>Public Comment</b></p>

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	<p>on the Board, that they are constantly being blamed about the building. They have been asking to get out of the building for longer than he has been on the board, which is 8 years. Mr. McCauley stated he made a request to the mayor approximately 5-6 years ago to work with him to find a solution. Mr. McCauley finds it discouraging that it keeps being put on the board and that it is said that the board ruined the building, which isn't true.</p> <p>Mr. Tom O'Brien of 134 Wellsville Ave.</p> <p>Mr. O'Brien stated that he was at the MBC meeting this past Thursday. East Street building was on the agenda. Both Jack Healy and Dean Petrucelli said they were going to drain the pipes and mothball the building. Mr. O'Brien was surprised and looked back at the December BOE meeting minutes, where Mayor Bass was in attendance. In that meeting Mr. O'Brien asked that same question about draining the pipes and mothballing the building. Mayor Bass answered Mr. Healy told him no, the building could not be mothballed because of plaster damage or humidity problems. Mr. O'Brien wondered why it was not acceptable back in December but ok now.</p> <p>Mr. O'Brien continued to state he went back and looked at the video from the Town Council meeting from last week. That same question was asked, Mr. O'Brien believes it was Alex Thomas who asked it. The mayor's response was that the Board of Education did so much damage to the building from December to June that there was nothing left to save. That statement can be found from the 1:00:00 - 1:10:00 time stamp on the video. The actual quote from the mayor is "I can guarantee you that from December of last year to June 30th of this year the demise of that building was tremendous." Mr. O'Brien stated he was absolutely shocked. Essentially what Mayor Bass is saying is that the building was ok and when the Board of Education moved out they ran it into the ground. So now there's nothing that can be done except drain the pipes and mothball it. Mr.</p>	
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		O'Brien finds that shocking that the blame would be placed on the Board of Education and wanted to share that information.	
5.		<b>Adjourn</b> <i>Mr. Helmus moved to adjourn the meeting at 7:16 pm, seconded by Mr. Hansell and passed unanimously.</i>	<b>Adjourn</b> <i>Motion made and passed unanimously to adjourn the meeting at 7:16 pm.</i>

Respectfully submitted:



Brian McCauley  
Chairman, Facilities Subcommittee