

**New Milford Board of Education
 Facilities Sub-Committee Revised Special Meeting Minutes
 December 10, 2024 7:30pm
 Sarah Noble Intermediate School Library Media Center**

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 NEW MILFORD, CT

Present:	Mr. Tom O’Brien, Chairperson Mr. Brian McCauley Mr. Eric Hansell Mrs. Wendy Faulenbach, <i>alternate</i>
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Absent:	Mrs. Leslie Sarich
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Also Present:	Dr. Janet Parlato, Superintendent of Schools Mr. Matthew Cunningham, Director of Facilities Mr. Anthony Giovannone, Director of Finance
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1.		Call to Order The New Milford Board of Education Facilities Sub-Committee meeting was called to order at 7:30 pm by Mr. O’Brien, Chairperson.	Call to Order
2.		Public Comment There was none.	Public Comment
3.	A.	Items for Information and Discussion Discussion and possible action concerning security and safety. Executive session anticipated. <i>Mrs. Faulenbach noted herself as an alternate in the meeting and moved that the board members of the Facilities Subcommittee enter into executive session for the discussion and possible action concerning security and safety. Invited into the meeting were Superintendent, Dr. Janet Parlato into the executive session, Director of Facilities, Matthew Cunningham, Director of Finance, Anthony Giovannone, Chief of Police, Spencer Cerruto and members of the New Milford Police Department. Seconded by Mr. McCauley. Motion passed unanimously.</i> <i>The Board entered Executive Session at 7:32pm.</i>	3. Items for Information and Discussion A. Discussion and possible action concerning security and safety. Executive session anticipated.

	<p><i>The Board returned from Executive Session at 8:29pm.</i></p> <p>B. Northville Elementary School Roof</p> <p>Mr. Cunningham stated the study showed the majority of the Northville Elementary School (NES) roof is original except for a small percentage. The last time work was done was 1997. The roof needs to be replaced. The quotes given vary depending on the type of materials being used. No matter the option, the cost will be over \$4,000,000. Mr. Cunningham stated he wanted the work to include gutters and wall panels since it is another element of the building envelope. The project will not have to include solar. New schools are state priority, not roof replacement. Mrs. Faulenbach asked who handles the project once it's on the bonding schedule. Mr. Cunningham stated it would most likely be MBC (Municipal Building Committee). In any event, it should be submitted for the DAS (Department of Administrative Services) grant, since we would get reimbursed approximately .48 cents on the dollar.</p> <p>Mrs. Faulenbach stated that we learned from the last project, and from the middle school roof. Mrs. Faulenbach noted the middle school roof was done through the board, with some of the project being paid through capital, not a DAS grant. This allowed the board to decide on how it was done, prior to MBC. From our experience we now have one roof done one way, another done another way. The question is, how are we doing this project. The middle school roof was less expensive and less hoops to jump through. Mr. Cunningham replied that MBC just changed part of the charter on how they operate. With that change he is not sure who would approve a change order. Mrs. Faulenbach noted that the district is committed to get the study done and to pay for it. Mr. Cunningham stated yes, that is the most collaborative way to start this project, and it will be presented to the Mayor tomorrow for next</p>	<p>B. Northville Elementary School Roof</p>
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	<p>steps.</p> <p>Mr. O'Brien asked if all of the 4 estimates included gutters and panels. Mr. Cunningham stated division 5 and 15 are reflected in all 4 estimates and are comprehensive reports. Mrs. Faulenbach asked if the escalation years are the construction years. If construction starts in 2025, we pay the escalation rate of 2025. Mr. Giovannone stated yes. Mr. Cunningham added they are based on calendar year vs. fiscal year.</p> <p>C. Sarah Noble Intermediate School HVAC RFP</p> <p>Dr. Parlato stated there is concern regarding moisture. The proposed RFP will give a scope of the work needed to remedy the insulation of the pipes and to determine ways to remedy the building humidity. Mrs. Faulenbach asked if the recommendation is to address the moisture concerns. Mr. Giovannone stated there is an RFP posted, and the proposals are due December 13th.</p> <p>Mr. Cunningham stated we recognize the system struggles on high temp/high dew point days and the goal is to get the moisture level down. A big part is the mechanicals and age. There is not money encumbered to remedy it right now, but it has been a perennial problem and it is time to look into it. There is no financial commitment at the moment.</p> <p>D. HVAC Evaluations</p> <p>Mr. O'Brien asked about the status of the state grant program. Dr. Parlato stated there has not been a 3rd round that has been released.</p> <p>Mr. Cunningham stated there are certain things that have to be measured per state requirements. Verifications on certain things: CO2 sensors, etc. The evaluation was never about testing for indoor air quality, but about the state of our equipment. In July 2024 the state realized this was a bigger project than expected, and only a few companies around that could do the evaluations. The state has</p>	<p>C. Sarah Noble Intermediate School HVAC RFP</p> <p>D. HVAC Evaluations</p>
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	<p>since pivoted and given more time. The next step is to get estimates for new equipment, etc. For example, Hill and Plain School needs new ventilators. Northville Elementary School needs new air handlers. The project work depends on the age of the building.</p> <p>E. Capital Improvement Work Mr. O'Brien stated he asked for this item to be added to the agenda. At the MBC meeting Thursday, he realized that the majority of the MBC members are not aware of how much we do as a board and facilities to maintain our buildings. Mr. O'Brien stated he wanted to try and increase the information that goes to the public and town. Mrs. Faulenbach stated she is a huge fan of bringing information forward. The district not only has projects they do but funds them as well. They are taxpayer dollars rolled back into building and school improvements. They work hard on communication but there is always a critique that there is room for improvement. The visual presentations and other communications have been powerful and she is proud of what they've done. Mrs. Faulenbach stated that people may not watch our public meetings, so things may be missed.</p> <p>Dr. Parlato stated she believes the presentations and visuals do a great job. The narrative told sometimes contradicts the good work we do.</p> <p>Mrs. Faulenbach stated, moving forward, perhaps they can show what has been spent on facilities directly and operational facility budget. Mr. Cunningham added that a big factor is the cost of preventative maintenance. That has to be kept in mind when also doing improvements and staying within budget. Mr. Giovannone added that those costs are transparent on the purchase resolution.</p>	<p>E. Capital Improvement Work</p>
4.	<p>Public Comment None</p>	<p>Public Comment</p>
5.	<p>Adjourn</p>	<p>Adjourn</p>

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		<i>Mrs. Faulenbach moved to adjourn the meeting at 9:05 pm, seconded by Mr. Hansell and passed unanimously.</i>	<i>Motion made and passed unanimously to adjourn the meeting at 9:05 pm.</i>
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Respectfully submitted:



Tom O'Brien
Chairman, Facilities Subcommittee

