

Seymour Board of Education



FACILITIES COMMITTEE MINUTES

September 23, 2019
SMS Library Media Classroom
7:00 p.m.

COPY RECEIVED
DATE: 9/30/19
TIME: 1:30pm
TOWN CLERK'S OFFICE

COMMITTEE MEMBERS IN ATTENDANCE: Jim Garofolo
Pete Kubik
Fred Stanek

OTHERS IN ATTENDANCE: Sherry Holmes, Business Manager
Michael Wilson, Superintendent
Tim Connors, Facilities Director
Pat Boyle, Board Clerk

I. CALL TO ORDER

A. Mr. Kubik called the meeting to order with the Pledge of Allegiance 7:00 p.m.

II. PUBLIC COMMENT

None

III. DISCUSSION AND POSSIBLE ACTION

A. Summer Accomplishments

1. Seymour High School

Mr. Connors said we replaced the boilers at the high school as well as the hot water tank. The pool heater was moved to the poolroom, which is more efficient. A new heating system was installed in both pool and pool locker room. Lighting was upgraded throughout the building. The entire school was painted and all of the floors were stripped and waxed. The flooring that was damaged due to the flood was replaced with the insurance settlement. The science wing top floor was repaired, tile removed, concrete sanded and sealed. Metal drains were installed on all urinals to prevent foreign objects from being put down them and incurring plumbing costs. Mr. Garofolo wanted to know how much more efficient the new boilers are than the old ones. Mr. Connors said that the old boilers were at 72% and the new ones are between 89-91%. Mr. Connors said we should see a big savings between these and the new pool heater. Mr. Stanek asked that Mr. Connors look at the lighting at the entrance to the school on Wildcat Way, as he believes it is burnt out again. Mr. Connors will fix the issue.

2. Seymour Middle School

The custodians removed all of the old wall hung TVs and brackets, patched and painted all of those rooms, stripped and waxed all the floors and painted most hallways. New lighting was installed throughout. Food Services was moved to CLS, IT was moved to one central location and special education was moved to SMS. The center courtyard was cleaned, trees removed and the concrete power washed to be utilized by staff. Mr. Garofolo asked what kind of paint we used. Mr. Connors said latex paint. Mr. Garofolo asked why we did not use the more durable epoxy paint. Mr. Connors said it is cheaper to use latex. It is also easier to do touch up painting. While epoxy allows you to wash it, it takes longer to wash than to touch up with latex. Also, when you touch up with epoxy it shows on the walls. Mr. Garofolo asked about the purpose of the staff movement. Mr. Wilson stated it was done to consolidate IT into one office making for better use of space and assignment of duties. There is a working area for the staff there. Special Education has a bigger office to allow for conferences and training. Food services was then moved to the vacated special education offices at CLS. Mr. Garofolo asked if there were going to be additional changes. Mr. Wilson said not at this time.

3. Bungay School

Bungay had both boilers replaced and converted to dual fuel and a new gas line installed. The kitchen floor were stripped and a new floor installed. The outside concrete areas were removed and replaced. The back area was regraded and new mulch installed. Trees were cut in the front entryway and parking area.

4. Chatfield-LoPresti School

Special education moved to the middle school. Mr. Garofolo asked about the ice melt system. Mr. Connors said the system would never be functional without totally redoing it. Mr. Kubik said we had received money back from litigation for this system.

B. Short Term Plans

1. Seymour High School

Mr. Connors is meeting with the town to address the center courtyard walkway. The steel posts are rusting away. The field lighting needs to have bulbs replaced. He is working with the town to secure a lift to fix the issue.

2. Seymour Middle School

The water heater failed on 9.20.19 and needed to be replaced. The second boiler needs repair as the interior tubes are cracked.

3. Bungay School

Public works will address the drainage issue in the parking lot, patch the parking lot and then re line the parking spaces. They will also cut back more trees.

4. Chatfield-LoPresti School

Mr. Connors ordered a paw print for the walkway; public works will be doing the painting instead of an outside contractor. The gym has lighting issues. To fix what is there would cost \$3825; for a full replacement of all fixtures and installing cages to protect the lights the quote was \$5490. Mrs. Holmes is working with the town to see if we can add this project to the ongoing Johnson Controls project as well as the new middle school water heater. Two glass panels that are under warrantee in the foyer have broken and need to be replaced. Bag Worms in the center courtyard will be treated in the spring with a DEEP approved microbial pesticide safe to be applied around elementary school children.

C. Long Term Plans

1. Seymour High School

Mr. Connors stated that we need to update the pool locker rooms to address the VCAP requirements for 2020. This area needs to be handicap accessible. The new roof and solar installation will begin at the end of the school year. Mr. Kubik would like to see a cost trade off analysis of the solar installation and how much of the costs were incurred by the Board of Education. Mr. Wilson said no costs were incurred by us.

2. Seymour Middle School

Mr. Connors said the broken heating pipe that runs under the floor of the library entrance would need to be fixed. Right now, we are using an alternate pipe to supply heat to the affected area.

3. Bungay School

The new roof and solar will start at the end of the school year.

4. Chatfield-LoPresti School

Mr. Connors reported that Mr. Belden promised CLS a swing set since Bungay has one on their new playground.

D. High School Pool

The boiler was replaced, heating and ductwork installed, pool pump installed. Next step is to work on upgrades to the controls and chemical feeding units to reduce cost of chemicals and the effects of the chemicals on the surfacing of the pool.

- E. Boilers
 - 1. Maintenance
 - 2. Condition
 - a. Seymour High School
New boilers and domestic water tank replaced
 - b. Seymour Middle School
Second boiler will have leaking tubes replaced
 - c. Bungay School
Both boilers replaced and converted to dual fuel
 - d. Chatfield-LoPresti School
Good working condition, needs one back up pump replaced

- F. Staffing
 - 1. Full time and Part Time
The high school currently has 4 full time, 2 part time; middle school has 4 full time, 2 part time; Bungay has 3 full time, 1 part time; and Chatfield-Lopresit has 3 full time and 2 part time custodians. The head custodian at CLS is having surgery and we will need to fill in with other staff.

- G. Equipment Maintenance
Mr. Connors said most of our repairs are basic filter cleaning and basic routine maintenance. He is putting together a checklist for work to help reduce repair cost. Mr. Garofolo wanted to know if our water heaters were routinely drained and sediment removed. Mr. Connors said that was one of the things going on his checklist for summer maintenance. Mr. Connors has been working with Mr. Miller and Mr. Wilson to implement a plan for a town wide staff carpentry position to eliminate having to contract the work out. Mr. Connors is training our custodian to do some of the miscellaneous items that we contract out. Mr. Kubik wanted to make sure the appropriate line items are adjusted if we are using custodians instead of contractors to reflect that. Mrs. Holmes said she makes the line item adjustments and it appears in the Finance Reports.

IV. REPORTS

- A. Chairman's Report
None
- B. Superintendent's Report
Mr. Wilson wants everyone to know that Tim is doing a phenomenal job and so is Sherry. Tim is getting a lot done and shows pride in his work. Everyone is talking about the cleanliness of the building. It is a good team effort.

V. PUBLIC COMMENT

None

VI. ADJOURNMENT

MOTION: (Mr. Garofolo /sec. Mr. Stanek) to adjourn the meeting at 8:40 p.m.

SO VOTED

AFFIRMATIVE: Mr. Garofolo, Mr. Kubik, Mr. Stanek

Submitted by:
Pat Boyle