

Facilities Meeting
Tuesday, October 12, 2021
Primary School Library
Meeting began promptly at 5:49 pm

Committee Members Present: Elaine Berlin, Kelly Firmbach, and Jennifer Allard
Staff Members Present: Michael Brennan, Suzanne Guntlow, and Steve Marotta
Community Member: Mr. James Digioia

1. Capital Project

Mr. Marotta provided an overview of the current Capital Project, highlighting the CSArch Presentation during the September 14 BOE Meeting.

Completed Work Highlights: The HS Science wing is complete with punch list items, and teachers are using the spaces. The MS 100, 200, and 300 Wings are complete, and teachers are using those spaces. However, supply chain issues have caused a delay in receiving whiteboards, hopefully arriving in early October. Any additional punch list items or installment of whiteboards will occur after school hours to minimize disruptions.

Current Work Highlights: The HS Math classrooms are scheduled to be completed and turned over by mid-November. The HS Technology Wing and MS Gymnasium are progressing on schedule for completion by August 2022. The HS Technology Wing the roof is scheduled to be in place by mid-October to begin working on the interior. The MS Gymnasium is under demolition, the structural steel, elevated slabs, and walls are have been installed. Member Allard inquired about any water damage due to the heavy rain during the abatement in the MS Gymnasium space, which has been addressed by drying, waterproofing, and enclosing the spaces. There have been no issues since.

2. Building Conditions Survey (BCS)

The Building Conditions Survey (BCS) is a document that is required by the New York State Education Department every five years. A licensed Architect employed by the District needs to complete the BCS to ensure that the District maintains facilities, plans for necessary building projects, and is used by SED to gauge aid to fund necessary future building projects. The District's current BCS from 2016 is an extensive report that evaluates the entire site, all systems, ADA Compliance, and an additional overview of critical items that need to be addressed by the District. The BCS is an initial step in developing future improvement needs, and it requires that the District complete and submit the report by spring 2022.

Note: The BCS is different than annual inspections completed by Questar BOCES.

Options for Current Architect or RFP

There are two options for this survey a short or a "full book" version, which includes an in-depth report on potential costs of maintaining, replacing, or upgrading systems over the next five years. Mr. Marotta asked the Committee how we wished to use the BCS because the 2016 BCS became the cornerstone of the current Capital Project.

The benefit of the full BCS is that it assists the District in planning and budgeting for capital improvements to the District. Therefore, the Committee believed that the full BCS option, while more expensive, was the best option for the District. To offset the cost, SED provides aid for the BCS up to specific square footage.

The District will need to employ an Architect of Record to complete the BCS. The two options are being explored with BCK and CS Arch as they are familiar with buildings and systems in the District. Member Firmbach stressed the benefit of having established relationships with both firms and whether or not it would expedite the process as they both have a foundational knowledge of the District.

Timeline for BCS Implementation

- November 2021: Mr. Brennan and Superintendent Guntlow will explore a comparison between BCK and CSArch.
- January 2022: Engage firm to begin BCS Process
- February- March 2022: Complete the BCS
- April 2022: Submit BCS report to NYSED

3. Capital Project Planning

Next Steps: Assess items that could not be addressed during the current Capital Project, for example, the HS Lockers in the 300 Wing and gymnasium space, which will involve feedback from the Board Committee.

4. HVAC Improvements & A/C Study

The HVAC/AC Study was completed in June 2021 to address how current grant funding can be budgeted to upgrade aging systems and plan for the long-term needs of cooling and air filtration. As a result, the current system has been upgraded to the appropriate MERV rating through grant funding.

Note: The full HVAC/AC Study is located on the District webpage.

Meeting ended at 6:30 pm

Respectfully submitted,

Jennifer Allard