

Capital Improvement Committee Meeting Summary

October 4, 2017

Attendees: Ron Broas, Peggy Kelland, John Lumia, Robert Rubin, Eddy Slosower, Antonietta St. George, Amy Watkins and Phillip Zemke (Rhinebeck Architecture)

Phil Zemke of Rhinebeck Architecture

- **2016 Capital Projects Phase 1**

- Phase 1 is winding down; there are two active contractors
- Windows Specialists at Wappingers Junior High is installing the windows; they have until December 1st to complete.
- Turco Golf is working on restoration of the practice fields at the two high schools; they should be completed by the end of October 27th. John Jay practice fields have been stripped and need to be air rated. At Roy C. Ketcham, we changed the Sod area to the front soccer and softball field instead of the practice field in back. As we discussed last meeting.

Question: What is included with the practice fields?

Some are getting sodded, some aerated and reseeded. The WCSD Staff will be handling the irrigation. John Jay is getting all new sod, they already have some irrigation.

Question: Are the light bases at John Jay coming out?

They were cut down two feet under grade and buried.

Question: On the sound system, the system is horrible?

It is being addressed, the Committee suggested to always being prepared with a back-up plan.

- All contractors are working on punch lists; the architect will be inspecting the work when completed.
- The Architect is working on the project closeout paper work for the State Education Department.

Question: What did Meyer Contracting do that they needed to issue a credit?

The contract had to stop ripping up the floor due to asbestos.

- **Phase II**

- Plans went up to SED on September 11, 2017 waiting for review

- **Smart School Bond Act**

Vestibule project, Architect received the comments, but still waiting for the mechanical comment portion. Once they receive them, the architect will answer the comments, get an approval and then they will go out to bid. (Approximately 30 weeks)

Question: Once those are installed, then operational district wide, will there be the same procedures to enter the buildings?

Yes, it would just be another set of doors, protected by the weather.

Question: Is there a warranty on the equipment?

Not sure, we will find out.

Suggestion: For the district to look into placing Kiosks in the school lobbies.

- **District Wide Carbon Monoxide Detectors**

- Completed, the science portion is wrapping up, waiting for the Labor report.
- Ron will follow-up to make sure the old gas lines at the end of the building at Wappingers Junior High are discontinued.

- **John Jay Municipal Water/Sewer Project**

- Board of Health approve the water system, Ron signed an agreement and final sewer documents. WCSO is working with the Town of East Fishkill to begin construction of project. WCSO still needs to work out the water storage. The district and contractor also worked out a plan to continue the outside bathrooms.

Question: Does water storage mean a water tower?

No, we would have to purchase some storage from one of the towns for fire flow.

- **Roy C. Ketcham Press Box/Concession Stand**

- The contractors are working on punch list items; waiting for him to finish to close out.

Ron Broas – Facilities & Operations

- There is money left in the \$38 million project, Ron would like to install a new generator for District Office so the district is not in danger of going offline during a power outage.

Question: About how much will that cost?

Not sure yet.

Question: How and where will you install?

Replace the old generator that is no longer repairable.

Question: Do we have gas lines?

Ron will check on.

- Ron update the committee on the SED contracted out project review. SED needs to put out a new RFP. SED will assign the district to an approved inspector to review projects.

Next Meeting is scheduled for November 1, 2017 at 10:00am in the Multipurpose Room of District Office