

Capital Improvement Committee Meeting Summary

April 5, 2017

Attendees: Ron Broas, Peggy Kelland, John Lumia, Jen Oppenheim, Maureen Primrose, Rob Rubin, Eddy Sloshower, Antonietta St. George and Phillip Zemke (Rhinebeck Architecture)

John Jay High School – Ron Broas

The Capital Committee started the meeting asking Ron Broas “What is going on with the air quality at John Jay High School?”

John Jay has been an issue since 1996. We are doing testing again starting tomorrow.

Question: Is this from the air/vents/heating vents? Ron had pictures of the clean vents.

Question: Are students going home sick? Is Faculty going home sick? The issue is in the guidance office, staff has a variety of complaints and health issues.

Question: Have we checked the ceilings for Mold? Yes

Ron has had numerous full inspections from PESH unit of the Department of Labor, QuEST Environmental and the Dutchess County Department of Health. Ron feels that walls were put up where they should not have been which affects the air quality.

Question: Are there windows in this area? Yes

More air testing is being done tomorrow; it will be a 24 hour meter. The unit vents are 50 years old. 1960's heating and air ventilating systems are antiquated. Ron wants to know what is wrong before he can fix the issue. He can replace all the air units and will still have the same issue. The staff in the guidance office each has a unit vent; over the past two years, Ron has had them all cleaned and running properly. Periodically he has inspections and finds some of the unit vents turned off; as a result, Ron had the unit vents screwed shut. When the units were not able to be shut off, he found books on top of the uninvent blocking the air flow and in one office someone, removed the screw and shut off the vent. We have made it clear that these units must remain on.

Question: What about the rashes on people's faces? This could be caused by pollen or a number of items that may be recirculating.

Samples of the dust that was in the exhaust fan were sent out for testing; the results showed skin cells, insect pieces and a little mold. Testing is being done to see if the mold spores will grow mold; Ron will take care of any issues that are found.

Question: Are all these recommendations based on the PESH standard? Are there acceptable guidelines, sufficient for the school staff?

Today's standards are much higher than 50 years ago. Issues are caused when walls are being built, in room #239 there was a wall built, 1 ½ foot below the ceiling.

Question: Since we moved the system in the high schools cohorts, can we take the walls down to improve the air flow? Ron said yes, but the staff has requested privacy.

Ron has tied ribbons to all exhaust vents to monitor air flow.

Recommendation: Letter explaining the importance of the unit vent and how it works.

Ron will pass it out to John Jay.

Phil Zemke of Rhinebeck Architecture

• 2016 Capital Projects

- Phil Zemke reviewed Phase 1 awarded bids. (details in report)
- The energy performance contract walk-through is scheduled for April 10th.
 - Questions:
 - What are they doing with the old turf, can they turn it over?
 - At John Jay they are going to fill the baseball fields, at Roy C. Ketcham, they are going to reuse where they can.
 - In the sports field bid, what does “ad alternate” for field hockey mean?
 - Base bid for the regular field and add alternate for the high density field.
 - One of our repeaters for the radio stations has to come down from Mt. Beacon; can we put them on the light poles?
 - No, they need to be on a tower; the signal bounces to the repeater; then bounces to the tower then to the school.
 - How are we sure that the work being done on the fields will not create a secondary problem, like changes in drainage problems elsewhere?
 - Engineers need to confirm from the beginning that there won't be drainage changes. The county has a plan Storm Water Pollution Prevention Plan (SWPPP) the engineers have to do the calculation and prove to the regulating authorities that the draining leaving the site won't be different than what it is now.
 - Are the fields being included in the energy performance project?
 - No, there is no savings.
- Phil updated the committee on the status of Phase 2 project
 - Asking high schools to prioritize work.
 - Meeting with all principals to review Phase II schedules.
 - Documents should be completed in May and sent up to SED.
 - Planning to put out to bid by January 2018.

• Smart Schools Bond Act

- Security Vestibules design is about 95% completed
- These will give you a double wall in the front entrances
 - The committee would like maintain a welcoming feeling when entering the school despite the extra security.

• District Wide Carbon Monoxide Detectors

- Project is done, waiting for punch list and close out documents
- Ron will sit with principals to review when to call 911.
- Black Electric finished gas work; still doing testing from leaks.
- **John Jay High School Water/Sewer System Improvements**
 - There are plans to repurpose the sewer plant for storage.
 - The district has a meeting today at the Dutchess County Department of Health with the Town of East Fishkill and both the Town and Village of Fishkill to discuss the municipal water hook up coordination details.
 - Question: Will you still have to retest for lead?
 - Yes

- **Roy C. Ketcham Press Box/Concession Stand**
 - Ongoing - plans on working a lot next week.
- **2013 Capital Projects**
 - Completed
 - Part for the snow removal machine finally arrived; the machine is working.

Ron Broas – Facilities & Operations Projects

- The district is still addressing lead issues; the failed faucets will remain closed until tests pass.
- F&O is installing 46 water fountains/bottle fillers with filters district wide. The machines have warning lights when the filters need to be changed.
- Braille signs are being installed.
- Playgrounds improvements at Sheafe Road, Vassar Road, Kinry Road and Fishkill Plains
- Remodel of old Food Service has been completed.
- Start removing the John Jay Cafeteria.
- Gym floors are being redone at Roy C. Ketcham HS, Van Wyck JHS and Wappingers JHS.
- New lockers are being installed at John Jay HS, Roy C. Ketcham HS, Van Wyck JHS and Wappingers JHS. New boys' gym lockers at Van Wyck JHS and John Jay HS.
- New bleachers at Wappingers JHS.

Next Meeting is scheduled for May 3, 2017 at 10:00am in the Multipurpose Room of District Office