

Capital Improvement Committee Meeting Summary

September 20, 2017

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

The Capital Committee discussed that major change orders over \$10,000 need to be disclosed to the Capital Committee before the work is done, this way everyone is on the same page.

The Capital Committee has requested a member to be invited to meetings with the architect, Ron and the Superintendent to review the final scope of the project.

Suggestion: The Capital Committee should put something out there to get the public's attention for the Weekly Rewind.

The Capital Committee reviewed the Charter and requested the following changes:

- Under the "Capital Improvement Committee will consist of the following members" -add:
 - Director of Public Relations, Evaluations and Business Education.
- Under "Duties and Responsibilities" – The 2nd bullet (changes are highlighted)
 - To communicate to the full board the development of a Capital Plan that includes the annual priorities and a rolling five year projection (updated annually) for considered inclusion in the annual budget. The Capital Plan will be prepared by the Superintendent, District's Director of Facilities, and the District's architects during construction to be advised **the committee** of any change orders, planning changes, and any scheduling changes, in an effort to keep the entire Board of Education informed of the project's status.
- The Capital Committee unanimously nominated Jen Oppenheim to serve on the committee.
- The Capital Committee suggested that Maureen Primrose be invited.

There was a request to add outside bleachers to the football fields, if there is extra money in the budget. The safety of the stands was also questioned; the district is going to begin having yearly outdoor bleacher inspections for safety.

Phil Zemke of Rhinebeck Architecture

- **2016 Capital Projects Phase 1**
 - Change Orders that exceed the limits
 - Roy C. Ketcham High School, source of electrical power, needed another transformer to power the field lights. The electrical contractor had to dig a trench for the electric and add a transformer. This was due to Central Hudson being able to reach an agreement with the neighboring property owner for an easement.
 - Vassar Road Elementary School needed to add flooring.
 - John Jay High School removal of the unsuitable soil from fields; brought in stone.
 - During the John Jay field excavation, the contractor found an electrical wire that was run through a water pipe; extra wire was also needed.
 - There is a potential change order at Kinry Road; black top may need to be raised.
 - Status of Projects
 - The high school sports fields are completed; practice fields should be completed by the end of October.
 - All paving work is substantially complete; the contractor is working on punch lists.
 - The electrical work at the sports fields is substantially complete.
 - The new windows at Wappingers Junior High will be done on the 2nd shift; the project was delayed due to the window delivery.
 - The flooring and ceiling work is completed at both Vassar Road and Kinry Road.

- The ceiling in the John Jay lobby is completed.
- The James Evans Elementary corridor floor replacement project was ceased; the stair treads in the main lobby need to be redone because they did not line up.
- Phase I is substantially complete except for the windows and the practice fields.
- **Phase II**
 - Plans went up to SED on September 11, 2017
 - SED has a 3 month architectural review time and a 7 month mechanical review time. SED is making changes to their review process; hopefully this will shorten the review time.
 - Rhinebeck Architecture is sending out the plans for a cost estimate; they will then review the plans with the committee.
 - Question: Is the State Education Department trying to hire people to do timely reviews? Yes, they are.
 - Question: Why aren't they reviewing projects efficiently now? SED is short staff.
 - Question: Are we adding additional parking at the high school? Yes; there are a limited amount of spaces that have been added.
- **Smart School Bond Act**
 - Rhinebeck Architecture have received the architectural review back from SED, they will be answering questions; the mechanical portion should be back any day.
 - Question: What are the plans for John Jay and Roy C. Ketcham vestibules? They are both exterior vestibules.
 - Suggestion: We should take the outside vestibules into consideration with the parking lots being done for coordination purposes.
 - Question: Can we conceivably complete all the buildings in one summer? Some are interior that can be done on a 2nd shift.
- **District Wide Carbon Monoxide Detectors**
 - Closing out; Ron has a walk through next week.
- **John Jay Municipal Water/Sewer Project**
 - The Dutchess County Department of Health gave a verbal approval; but that was rescinded, during the review process, work keeps getting added to the scope.
 - Question: Are the requirements they are adding necessary? Yes, they are.
- **Roy C. Ketcham Press Box/Concession Stand**
 - The contractors are working on punch list items.

Ron Broas – Facilities & Operations Projects

- Hallways need to be painted on some of the schools including Fishkill Plains.
 - Question: Are the Murals staying at Fishkill Plains? **The committee would like them to stay.**
- The ceiling work will begin at Myers Corners Elementary School.
- There was a change of scope at Roy C. Ketcham High School:
 - At Roy C. Ketcham, we changed the Sod area to the front soccer and softball field instead of the practice field in back. This was done without any additional cost.
- Ron requested a meeting with Ameresco and Scott Swenson of Engineered Solutions; Ron reviewed the reports with the committee; the project will pay for itself and with the projected savings for the new Energy Performance Project.
- If there are extra funds from the Capital Projects, Ron will pass out the list of items that are on the 5-year building condition survey of items that need to be done for the school.

Next Meeting is scheduled for October 4, 2017 at 10:00am in the Multipurpose Room of District Office