

Capital Improvement Committee Meeting Summary

May 1, 2019

Attendees: Ron Broas, Marie Johnson, Peggy Kelland, John Lumia, Jen Oppenheim, Robert Rubin, Eileen Scholes, Eddy Slosower, Antonietta St. George and Phil Zemke (Rhinebeck Architecture)

Meeting start time: 10:00am

Phil Zemke of Rhinebeck Architecture gave an update on the status of the current projects.

2016 - \$26 Million Capital Project

Phase 1

- Tilcon is still on track to replace the defective sidewalks at Evans, Gayhead, Kinry Road and Vassar Road Elementary Schools when summer break begins.

Phase 2

- There was an audio/visual meeting on April 24th to finalize equipment locations. Work that was done during spring break for Phase 2:
 - John Jay High School recording room
 - Additional work was done in all the new elevator shafts (Gayhead, James Evans, Myers Corners and Wappingers Junior)
 - Asbestos removals in the high school auditorium ceilings.
- The auditorium stage lighting proposal came back from the electrician \$78,000 less due to value engineering, this new proposal falls within the scope. Rhinebeck Architecture is working every day to make sure they are being efficient as possible. The District's lighting and stage consultant, Michael O'Connor is now working on coordinating the installation of the equipment at the two high schools.

\$33 Million 2018 Project

Roof and Windows

- During spring break, the roofing contractor mobilized roofing materials at Fishkill Plains Elementary School in preparation to begin the roof as soon as school breaks for summer.
- The window contractor will start at Brinckerhoff and Sheafe Road Elementary School's this summer; then will go to Gayhead Elementary. They do not have a window delivery date as of yet.
 - Question: Is there a possibility of increased costs of window installation due to unanticipated conditions such as asbestos?
 - There is a slim chance of unforeseen conditions due to QuES&T Environmental performing pretesting for asbestos. The engineer and architect closely looked at all change orders from previous window installs and addressed all previous issues ahead of time during the design phase.

HVAC Project

- The HVAC work for Myers Corners, John Jay and Roy C. Ketcham are in the construction documents phase. The cost estimate numbers have come in high so they have decided to change the design. Originally they planned for a hydronic system, which is a heating unit that has hot water run to it, because the schools are so long, a lot of piping would be required which will be very costly. The design change would include roof top units above the gym that would need duct work and would run on natural gas. The areas at John Jay that rooftop units are being installed possibly with A/C are all around the auditorium, music, and art and tech rooms. This summer is going to be the cafeteria and next summer is going to be the gym for the roof top units. The Roy C. Ketcham gym, physical education office and auxiliary gym will get a rooftop unit, with A/C. The units will be on the roofs which will make them quiet and easier to maintain. There will be a large difference in the auditorium. The only downside is that there will be very large machines on the roof tops that can be seen. These units will not interfere with solar panels or a new roof being installed.
 - Question: Would the air conditioners give off a lot of noise that would interfere with any of the classes?
 - On the roof there are soundproof curbs and insulation where the units sit.
- Rhinebeck gave a presentation on administration spaces that are going to be air conditioned; they are now reviewing the spaces to confirm that they make sense for the educational program. This design should be completed in July 2019 and submitted to NYSED; it will be approximately three months with an expedited review and 10 months without one.

Smart School Bond Act (Vestibules)

- The security vestibule projects began during spring break. Some of structural framing above the ceilings that will support the inside walls were installed. PVS Construction built new steps at Roy C. Ketcham in the main entrance. Asbestos removals were done at Fishkill Plains, John Jay lobby ceilings and Fishkill Elementary roof.

Memorial Plaques

- The memorial plaques are in; they are ready to be installed.

Comments

- The lobbies at both Van Wyck and Wappingers Junior High are beautiful, but as soon as you walk out of the lobby, back to floors that need work; are there any plans to replace all of them?
 - Ron said that the maintenance staff is constantly replacing tiles, but all the tiles need to be abated; this will be very expensive. It seems as if the tile glue is drying up.

Meeting end time: 10:20am

Next meeting is scheduled for Wednesday, June 5, 2019 at 10:00am at the Facilities & Operations Office.