

# The Capital Committee Meeting

Wednesday, April 14, 2021

Attendees via Zoom: Ronald Broas, Marie Johnson, John Lumia, Michael McFarland, Cheryl Migatz, Robert Rubin, John Sharkey (Rhinebeck Architecture), Eddy Sloshower and Antonietta St. George.

Meeting Begin Time: 9:35 am

## Approval of Minutes

The committee approved the minutes from the February 3, 2021 meeting.

## Spring Break - John Sharkey

During spring break, all the roof top units were installed at John Jay High School, except for three-units that are located over entrance ways. Inside the John Jay High School, the contractors ran more hydronic piping in the corridors, the classrooms and in the soffits, electrical work has been ongoing. Some of the soffits have been enclosed, sheet rocked and are getting ready for tape and spackle. A tremendous amount of work was completed during spring break and the 2<sup>nd</sup> shift throughout the year. The remaining summer work will be to install unit ventilators in the classrooms and work in the boiler rooms. In total, there are approximately 27 exhaust fans being replaced at John Jay. There is a total of 85-unit ventilators that need final connections in the classrooms before the start of school in September.

## Monies Left Over – Ron Broas

The District has saved \$2.5 million on the project at this point; this money can be used for more projects that need to be completed.

## Projects that need to be addressed at John Jay

There is an additional 24 roof-top exhaust fan units that need to be replaced at John Jay High School. Rhinebeck Architecture is working on a price to replace them. This will make all the mechanical equipment on the entire roof brand new. The old spline ceilings in 7 classrooms along the auditorium wing need to be replaced. During the last wind storm, the roof over the gym was damaged; the rubber is detached from the insulation below and insulation panels have detached from the deck. The district needs to replace the roof as an emergency project. A claim was made to the insurance company, the estimated cost is \$448,000. The rest of the roofs on the high school are in bad shape except for the "D" wing. To replace the whole roof would be approximately \$3,000,000.

### District Office Boiler

Central Hudson will be running natural gas lines along Route 52 by the District Office. The District Office boiler is very old and has a possible crack, now would be a good time to convert to natural gas. The project should not cost more than \$100,000.

### Updated Project List

The district has an estimated \$2.1 million to spend on small projects if the John Jay gym roof is covered by insurance. The committee reviewed an old list of possible projects from 2019 that can fall within this budget.

### *Myers Corners Elementary School*

The Committee would like some of the money go into either expanding the existing Myers Corners playground or build a second additional playground. Ron Broas will contact the building principal for a decision. The front exterior entrance steps at Myers Corners are deteriorated. John Sharkey will get an updated estimate for the stairs to be replaced. Ron Broas is going to look into leveling out the sloped basketball court next to the school.

### *Roy C. Ketcham High School*

The exterior stairs at the Roy C. Ketcham High School gym entrance and the entrance to the left of it are deteriorated. John Sharkey will get an updated quote to replace both sets of stairs. The front steps of the Roy C. Ketcham main entrance are chipped and will need repair as well.

Since, Rhinebeck Architecture is working on the Five-Year Building Condition Survey, Eddy Sloschower requested John Sharkey to put together a list of smaller projects that can be addressed with the cost estimates. For the next meeting, Ron Broas and John Sharkey will confirm prices on repairs discussed. The committee would like to see the money spent evenly throughout the district and submit a list of projects to the full board as soon as possible.

Meeting end time 10:15am

Next meeting will be May 5, 2021 at 9:00am