

Meeting Minutes

Subject	Facilities Committee	Date	2/12/24
Facilitator	Timothy Holmes	Time	5:30 – 7:00
Location	DO Administrative Conference Room	Scribe	Linda Roman

Attendees	Members Present: Dory Masfield-Chair, Bob Howe Members Absent: Bill Fanos Others Present: Jack Eisenbach, Than Harrington, Timothy Holmes, David Leach, Keith Parsons, Linda Roman
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KEY POINTS DISCUSSED

No.	Topic	Highlights
I.	Approval of 12/14/2023 Meeting Minutes	Meeting minutes from 12/14/23 have been approved. A web page devoted to Facilities Committee meeting minutes was created and can be found on the District website.
II.	Building Condition Survey (Jack Eisenbach)	A Building Condition Survey is required every five years. The District's last BCS was eight years ago due to SED restrictions. A survey was completed and a 61 page report was generated for each building in the District (this includes the HS, MS, PES, SES, PI, Transportation, Kings, Build & Grounds and the Albert Wisner Library). The report focuses on items/areas that needs to be addressed or considered for upgrade or repair. The report categorizes items by priority. The BCS is required to be uploaded to the state by March 1, 2024. The full report can be found in Tim Holmes' office. The total value of priority work is \$22.6 million while the overall value of work to be done is \$44.5 million.
III.	Capital Project Update (Than Harrington)	MS/DO – Bathroom Addition:

		• Fort Construction is 99% finished with the exterior CMU block and brick work. • Fort is now working on CMU that separates the bathrooms. • The plumber, TM Brennan, is roughing in the sanitary waste and water lines in the wet wall between the bathrooms. • 600 Brick, at a temperature of 27 degrees, had to be removed and replaced due to the contractor not keeping temperature. When working with masonry, temperatures must be 40 degrees or greater before, during and 48 hours after placement. SES – Bathroom Addition: • CMU block walls are up but we are waiting on brick which should be delivered in the next 3-4 weeks. • Slab on grade was due to be poured in December. The new expected timeline for the slab to be poured is the week of 2/26/24. Once done, the plumber can rough in the waste lines and the rest of the block can go up. • Subgrade sanitary waste lines are already roughed in. • The contractor has opted to go with cementitious fill. It's less expensive and self-levels. Park – Widows: • Arrow Steel will drop off a storage trailer on 2/19/24 to store windows which are expected to be delivered on 2/20/24. Window installment will begin immediately after on the front of the building. Athletic Field - Bathroom: • Men's bathroom- as discussed in the last meeting, the bathroom block was cut improperly when they roughed in the electric eyes for the urinals and the toilets. • A purchase order was issued to Milcon Construction to do the repairs. The approximate date for that repair is the week after winter break.
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IV.	Convergent- Battery Storage Update (Dr. Leach)	Other: • LED Lighting (installed by District) in the HS parking lot is 90% complete. • There is a possibility of installing two LED lights in the Bus Garage parking lot. • AC Chiller for HS auditorium slated to arrive in March or April. • New Serving Line for SES due to arrive Friday 2/16/24. Dr. Leach shared that Frank Genova (CFO and Co-Founder) from Convergent contacted Dr. Leach. Frank Genova provided the following information to Dr. Leach: 1. Warwick Site 1: Orange and Rockland would like this system online a month or two before it's needed (likely late spring). Orange and Rockland wants to feel confident it will be available as a resource for the summer season. 2. At Warwick Site 2 (and Church Street - West Warwick 3), Powin's made proactive adjustments to their product and accepted all the recommendations from Convergent. Powin will involve a third-party consultant to assist in overseeing the subsequent design and testing phases. Each module will undergo stringent testing, with the consultant validating product modifications, particularly emphasizing water infiltration. The Third-Party Consultant will author the testing procedures, with input from Vertex and others, onsite. All components, including batteries, racking, and enclosures, will be newly procured. The third-party consultant will closely monitor testing and provide comprehensive reports to ensure transparency and accountability. They will also ensure that product changes are logical, draft testing specifications for units, and conduct water testing for every unit returned to the site, with a detailed report for each box. The newly tested boxes will then be installed at Site 2. This collaborative approach is deemed optimal by Frank, considering the absence of such extreme testing on alternative products. Powin is already
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V.	Capital Funding/Financing (Tim Holmes)	assuming the above measures will give comfort to the rest of the market. They are doing it to their entire product line. Convergent will be in a position, assuming the above measures are successful, to have this ready at the end of the school year. It is the peak season where the power is needed most through August. Additionally, the District's consultant, Vertex, has been invited to participate in the process. Convergent continues to reimburse the District for all expenses incurred. 3. Frank will attend the March 7th BOE meeting (March 4th Village Board). He has spoken to Mayor Newhard. He claims the Mayor is pleased with the update, but the Mayor needs to speak with his Board. A re-cap from the previous Facilities Committee Meeting: • The District currently has \$2.4M in Capital Reserves and \$300k was recently transferred into that reserve. • An additional \$700K is needed to get to the projected \$3.1M in reserves for the project. • Building aid 63.8% making the maximum project amount \$10M with the Safe Act money and the reserves. • The breakdown is: - \$8.5 M in Capital Funding - \$1M in Maintenance Reserve - \$500K in Safe Act Funding The maintenance reserve is restricted and requires public authorization to both fund and use. When the project is voted on, there will be a separate proposition to use the maintenance reserve. This reserve has no expiration date.
VI.	Roofing	As pointed out by Mr. Holmes, in the Power Point presentation, a combined 128K square feet of roofing needs to be addressed throughout the District.
VII.	Security	Power Point: • The door project at PES has already begun and both PES and SES will be complete by the end of the year.

		• Work on all interior doors and work spaces will be done in-house. • Some of this expense such as servers will be covered under capital funding. • The SES security project is being done as a \$100K project and with Safe Act funds of \$160K.
ACTION PLAN		

No.	Action Item(s)	Owner	Target Date
1.	Next Meeting	Susan Laroe	TBD
2.			
3.			

NEXT MEETING

	1. Approval of Minutes 2. Capital Project Update 3. TBD