

RUTLAND PUBLIC SCHOOLS
RUTLAND CITY PUBLIC SCHOOLS – BUILDING COMMITTEE MEETING

March 2, 2022

Committee Members Present:

Stephanie Stoodley, Chair - Remote
Anne Dages - Remote

Committee Members Absent:

Brittany Cavacas
Erin Shimp

Other Board Members in Attendance:

Kevin Kiefaber – In Person
Cathy Solsaa – In Person

Also Present:

Superintendent Bill Olsen – In Person
Assistant Superintendent Rob Bliss – In Person
CFO, Ted Plemenos – In Person
Director BGT Glenn Scott – In Person

Chair Stoodley called the meeting to order at 5:03 pm.

**CALL TO
ORDER**

Approval of the Agenda – Motion by Dages/Stoodley to approve the Agenda as written.

**APPROVAL OF
THE AGENDA**

Public Input – None.

PUBLIC INPUT

Director of Buildings, Grounds and Transportation, Glenn Scott provided updates (presentation document attached):

RMS Basement Water Update – Lower level, east side of RMS received 1-2" of water on 2/17/22 due to warm temperatures and snow melt. Rutland Fire Department assisted with pumping water on the exterior. Department of Public Works assisted with snow removal. Sand berm and exterior sump pumps were added. Commercial fans and dehumidifiers were rented and some sections of drywall were removed. Classes were minimally impacted. Mr. Scott shared photos indicating the location of the flooded area and of the incident. Next steps include rebuilding barrier and adding an additional barrier.

**RMS
BASEMENT
WATER
UPDATE**

Discussion revolved around: history (first time flooding to this degree has happened, prior there were only minor leaks), definition and purpose of berm (levy/hill constructed of rocks and stone to divert water) and French drain (underground drain, collects water and directs flow), anticipation of future issues (not expected, but will consult with contractor when on site), potential cracks in foundation (there is an existing pad that would need to be removed in order to explore) and impact on of classes (location was for Bridges Program and the Art Classroom, interruption was minimal.)

Chair Stoodley recognized the Department of Public Works and the Fire Department for their assistance.

Green Schools Initiative – Contracts have been awarded (RHS – Ottercreek Engineering, NE, RIS and RMS – Enman Kesselring Engineers) and the preliminary design for RHS is underway. Mr. Scott reviewed the detailed timeline. Incremental updates on this project will continue. Mr. Scott will talk with Enman Kesselring Engineers to follow up with potential flood issues. A map of the high school was shared to show locations of existing and proposed basin (note: big blue ovals are not to scale.) The basin off of Woodstock Avenue does not meet requirements and will need to be updated (designed in the 90s). The basin in the northeast section was also designed in the 90s. Potential new location (southwest corner) was included in the design in the event it would be more cost effective than redesigning than existing basins. Mr. Scott noted that he recommends grading along at the Woodstock Avenue location for more favorable curb appeal.

**GREEN
SCHOOLS
INITIATIVE**

Discussion revolved around: construction of the basins and standing water (design is for a layered aquifer that includes native plants - not standing water), scope of project to get as much water as possible to meet requirements (water from roof and parking lots), flow of water (flows to tributaries, creeks), need for additional piping (unknown at this time), funding for construction (unknown at this time, but hopeful), potential of repaving parking lot to be included, addressing water issues (not storm run off water) near STC parking area and field near bleachers (Mr. Scott to consult with contractors when on site) and timeline (18 months for design and 5 years for construction.)

**GREEN
SCHOOLS
INITIATIVE
(CONT.)**

ESSER Projects Update – Will be an action item on the March 3, 2022 Board Meeting Agenda. ESSER funds for the replacement of 14,795 total square feet of carpeting with Vinyl Tile were approved. Concept budget was approved for \$189,540. Carpet Warehouse was the sole vendor to respond with a proposal of \$185,652.49. Mr. Scott reviewed the timeline for additional ESSER projects.

**ESSER
PROJECTS
UPDATE**

Discussion included: shipping time (should not be an issue), requirements for RFPs tied to federal money and tactical move to break up carpeting projects so that Vermont State Vendors would not be closed out.

PCB Testing Update – Testing to be conducted by consultants hired by the Vermont Department of Environmental Conservation will begin this spring in a small number of buildings.

**PCB TESTING
UPDATE**

Building Projects: February and April Break – Mr. Scott reviewed projects completed during the February break and plans for projects for April break.

**BUILDING
PROJECTS**

Commissioner Solsaa noted that the whole neighborhood had issues with flooding of basements during the time of the incident at RMS.

Chair Stoodley recognized Commissioners Dages and Shimp for their service on the Building Committee and the Board.

Motion to adjourn by Dages/Stoodley at 5:58 pm. Passed.

ADJOURN

Respectfully Submitted,
Betty Kapitan, Recording Secretary

Building Committee Update

Building, Grounds, and Transportation Department

RUTLAND CITY PUBLIC SCHOOLS

MARCH 2, 2022

RCPS Building Committee Agenda

March 2, 2022

1. RMS Basement Water Update
2. Green Schools Initiative (3 Acre Permit) Update
3. ESSER- Facilities Projects Update
 - High School Flooring RFP Recommendation
4. PCB testing ACT 74- 2021 Update
5. Building Projects: February & April Break

Middle School- 2/17/22 flood

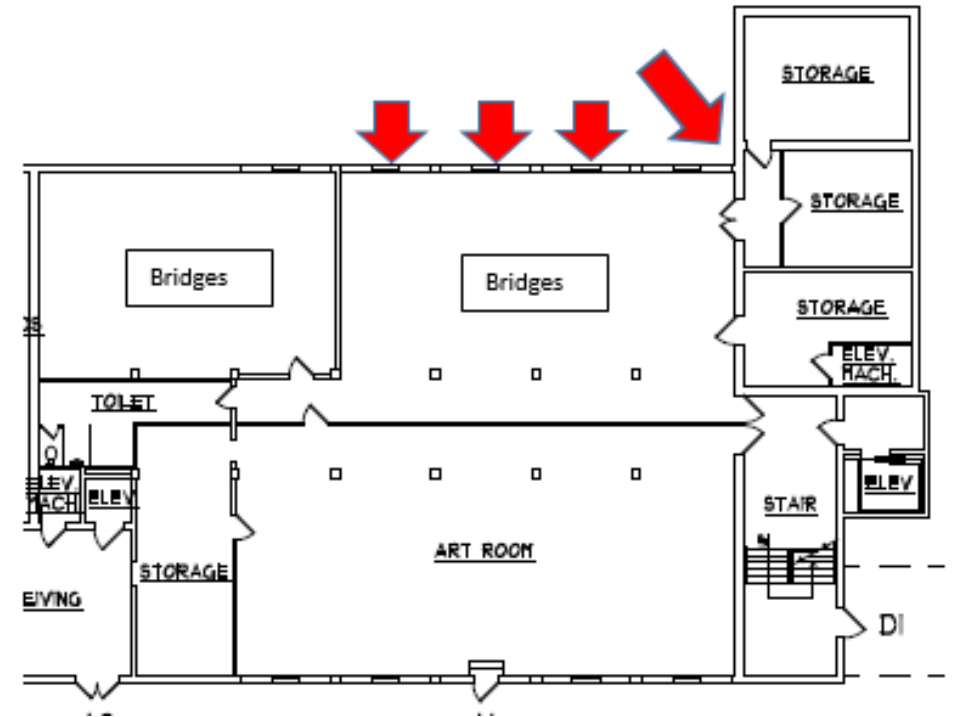
East side of Middle School lower level received 1-2 inches of water

Due to two days of warm temps and resulting snow melt

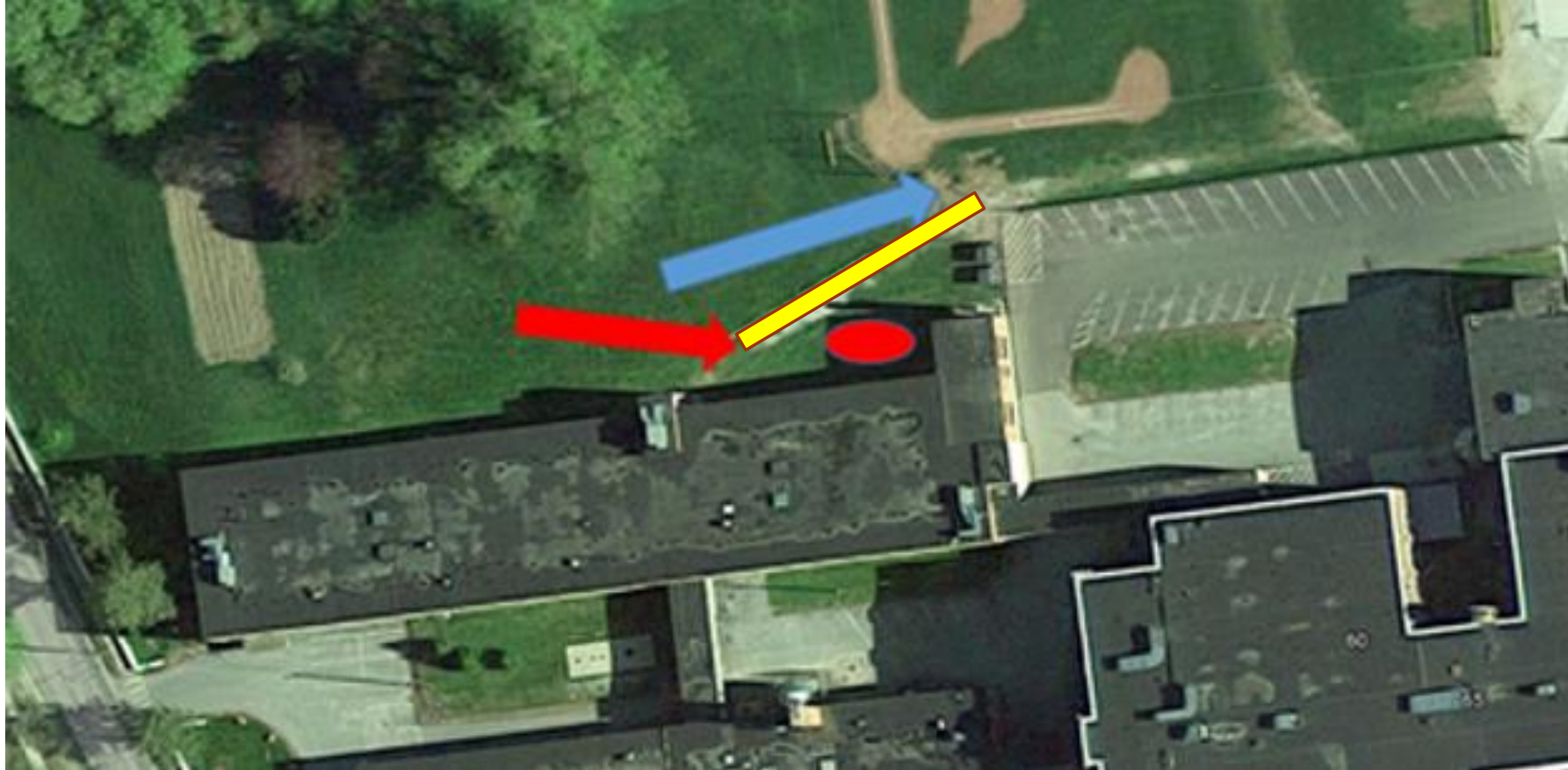
Immediate Response:

- RFD assisted with pumping water on exterior
- DPW assisted with removing snow pile near baseball field
- Secondary Response:
 - Added sand berm and exterior sump pumps in ice shelf
 - Rented commercial fans and dehumidifiers
 - Removed drywall sections
- Thanks to our Custodial team at RIS and RMS for cleanup
- Thanks for our Maintenance team for remediation and repairs

RMS- location of flooding



RMS- Root Cause and Corrections







GREEN SCHOOLS INITIATIVE *update

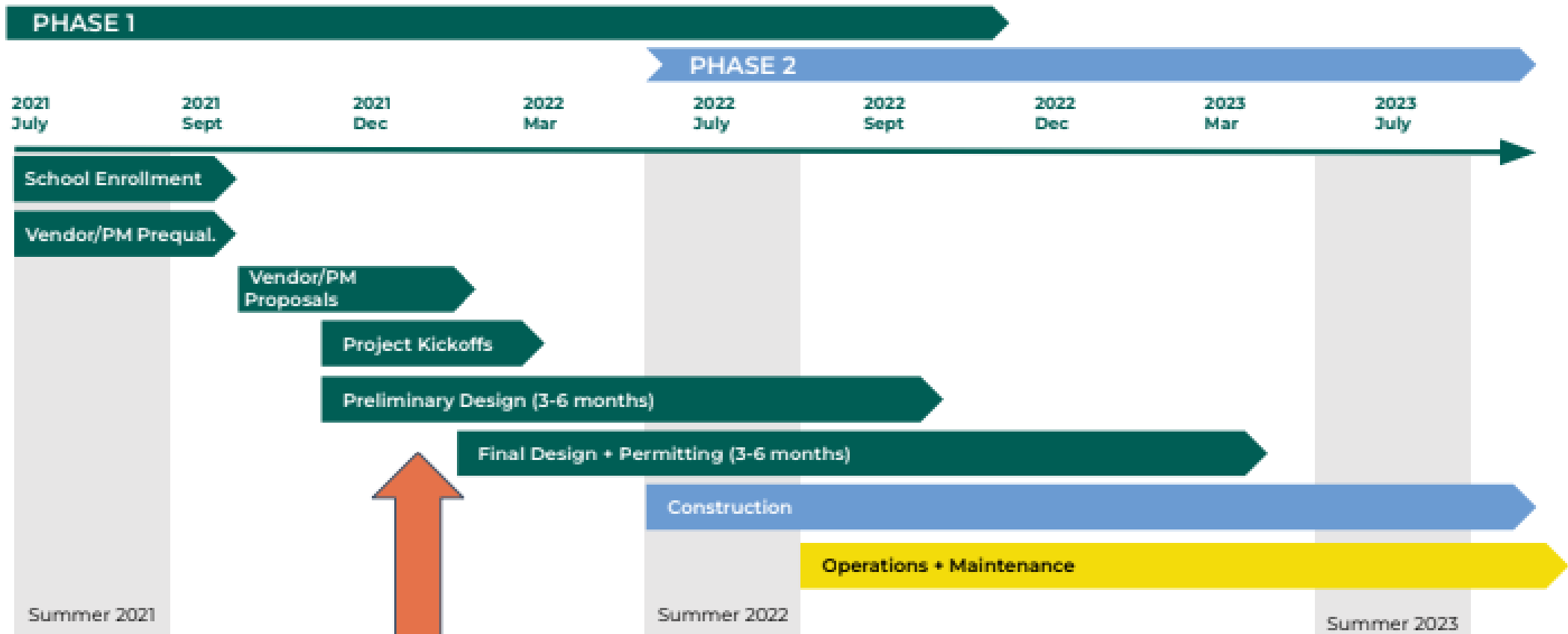
Storm Water Management

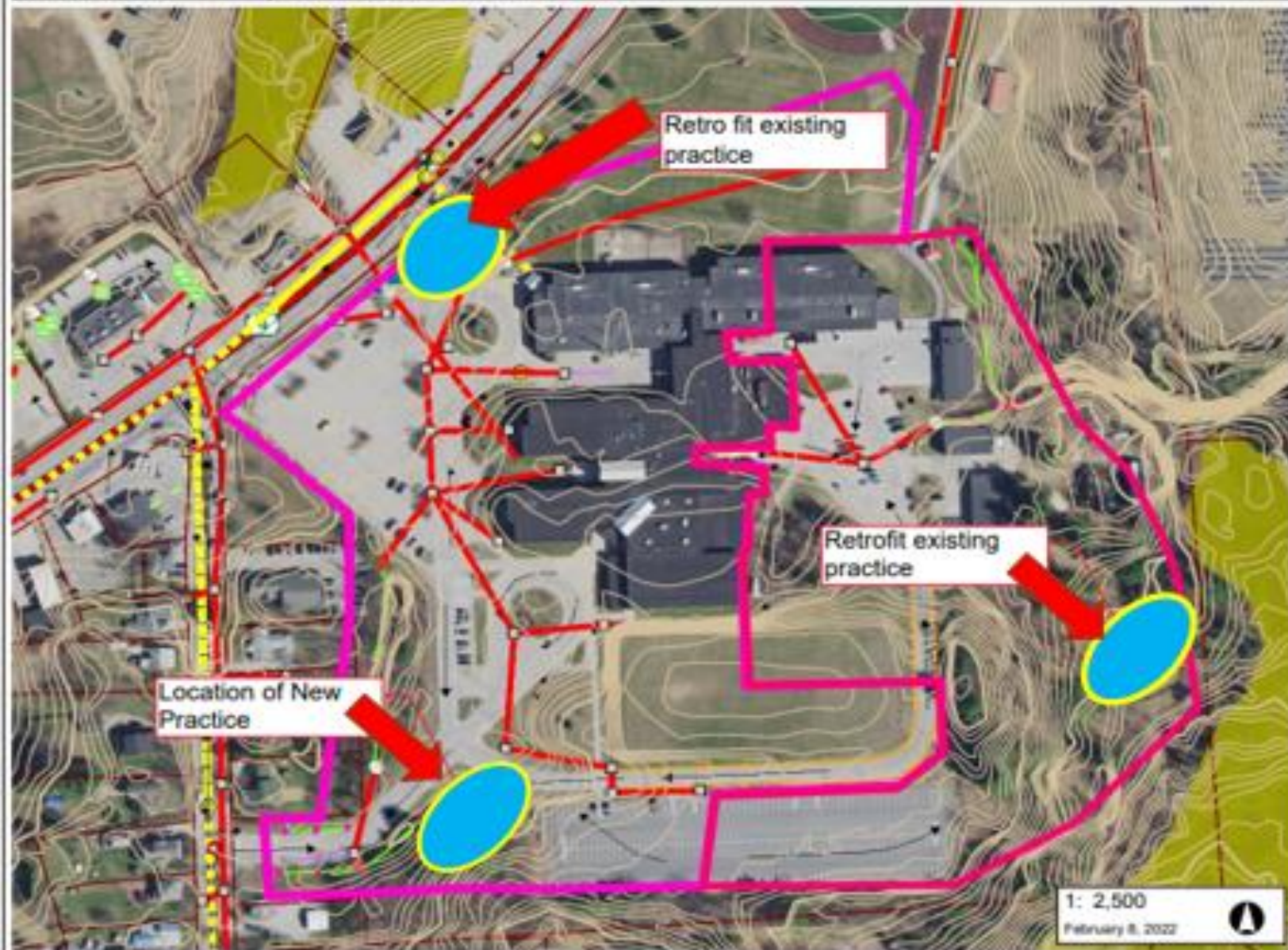
- **Three Acre Permit Rule is a Storm Water Management regulation (March 2019)**
 - 3 acres or more of paved or develop surfaces must be treated and/or contained
- **Phase 1- Preliminary Design Phase- [contracts awarded](#)**
 - **High School: [Otter Creek Engineering](#)** preliminary design underway
 - **Northeast: [Enman Kesselring Engineers](#)**
 - **Intermediate & Middle School: [Enman Kesselring Engineers](#)**

GREEN SCHOOLS INITIATIVE

Storm Water Management

DETAILED TIMELINE





ESSER- Facilities Projects

High School Flooring Project

AOE approved ESSER funds for replacement of 14,795 total square feet of carpeting with Vinyl Tile

- 8795 Square Ft. of Luxury Vinyl Tile in Classrooms
- 6000 Square Ft. sound absorbing hygienic flooring
- **Concept Budgeted and approved for \$189,540**

- **Project was advertised and emailed to 6 vendors in region**
- **Carpet Warehouse was sole vendor to respond**
- ** Carpet Warehouse Proposal \$185,652.49**

ESSER- Facilities Projects

- 1. RIS Flooring RFP**
- 2. NE, Stafford, RMS Flooring RFP**
- 3. HVAC & Air Quality Study Assessment RFP**

Request for Proposals Timeline

- RFP Open for Vendors: [Feb 1- March 25](#)
- Proposals Due: [March 25, 2022](#)
- Proposal Review: [March 28- April 1](#)
- Recommendation due for Board Approval: [April 12, 2022](#)

PCB Testing in Schools

- **ACT 74 (2021)** requires testing of all schools for **Polychlorinated biphenyls (PCB's)**
 - Any construction or renovation between 1950-1979
- **Testing will begin this spring-**
 - Starting with a small number of schools
 - Testing to be conducted by consultants hire by VT Department of Environmental Conservation

Building Projects- February break

High School-

- Replaced Warming Oven
- Replaced corridor ramps 1st floor
- Upgraded clocks to wireless system

Stafford Culinary Program-

- Replaced Propane Range and
- Painted Dollhouse Restaurant

RMS

- Painted Steps
- Cleared Catwalk for gathering space



Building Projects- April break

RIS

- Repairs needed to front steps and brick columns
 - contractor had been scheduled
- Playground repairs- parts have been ordered



Questions
thank you

