

RUTLAND PUBLIC SCHOOLS
RUTLAND CITY PUBLIC SCHOOLS – BUILDING COMMITTEE MEETING

May 3, 2022

Committee Members Present:

Kevin Kiefaber, Chair
Sara Atkins-Doenges, Vice Chair
Alison Notte (5:33 pm)
Stephanie Stoodley

Also Present:

Superintendent Bill Olsen
Assistant Superintendent Rob Bliss
Director BGT Glenn Scott

Committee Members Absent:

Brittany Cavacas

Other Board Members Present:

Marybeth Lennox-Levins, Tricia O’Connor,
Charlene Seward (5:51 pm), Cathy Solsaa

Chair Kiefaber called the meeting to order at 5:02 pm.

**CALL TO
ORDER**

Approval of the Agenda – Motion Stoodley/Atkins-Doenges to approve the Agenda as written.

**APPROVAL OF
THE AGENDA**

Public Input – No members of the public in attendance.

PUBLIC INPUT

Director of Buildings, Grounds and Transportation, Glenn Scott reviewed agenda topics.
Presentation document is attached.

RIS Steps Condition – Mr. Scott advised of the condition of the RIS steps related to weather and design. He noted that this is a major repair project and not currently budgeted. Photos of the steps were provided. A walk through with A. Tedesco Masonry will be scheduled. Mr. Scott recommended putting a construction fence/barricade around the area while solutions are explored.

RIS STEPS

Pierpoint Soil Testing Update – Mr. Scott reviewed the history/background of the VT DEC (Department of Environmental Conservation) Long Term Monitoring Project. Costs (-\$5,000 deductible) were covered through the Vermont Department of Environmental Conservation (Petroleum Clean Up Fund.) Goals are to prevent vapor intrusion into school or oil getting into water table. Mr. Scott read some testing results. Mr. Scott advised that he feels that we would know by now if something major was apparent. Discussion revolved around: testing schedule, length of testing (unsure – maybe a year or two), key points of date of construction (1949 – 1954) and age of children occupying buildings and hope for remediation funding.

**PPLC SOIL
TESTING
UPDATE**

Allen Street Windows – No proposals for this project were received by the RFP due date due to booked contractors and window lead time. RFP will be updated and amended. Two contractors stated they could do the work in the fall. Lead time for windows is 8-12 weeks or more. Mr. Scott advised that timing for painting is not optimal, but project is a priority.

**ASC WINDOWS
UPDATE**

ESSER Facilities Projects – Allen Street Water Mitigation Project – Design (to mitigate water seeping into the basement) is completed. Completion goal is Summer 2022. Project will go out to bid in next 30 days. Mr. Scott advised that the project will not affect school start up and the work may align with the Allen Street Culvert replacement project (potential for contractor bidding to pick up extra project while near site.)

**ESSER
FACILITIES
PROJECTS –
ASC WATER
MITIGATION**

RHS Flooring Project – Mr. Scott advised the project is to begin on July 5, 2022 and is expected to be completed in about four weeks. The project includes 14 classrooms, the auditorium, the fine arts wing, the guidance area and the support services area. The project is complex and a moving plan to stay ahead of the flooring installers has been developed. Discussion revolved around the product to be installed (luxury vinyl, matched to product currently on site – wood grain look for offices and marble look for classrooms.)

**RHS FLOORING
PROJECT**

NE/RMS/Stafford Flooring Project – Mr. Scott advised that ACM (Asbestos-Containing Materials) were found in the RMS Library and a classroom at NE. The completion goal for Stafford Technical Center is for late July/August. The project follows the RHS project. An asbestos mitigation company needs to be contracted (cannot be mitigated during the school year) and the classroom at NE and the RMS Library will need to be completed next summer.

**NE/RMS/STC
FLOORING
PROJECT**

NE Roof Replacement Bids – Mr. Scott reviewed the roof area to be replaced and repair history (is at end of life.) The roof is currently leaking during heavy rain. Vermont Roofing was the sole responder to bid. Funds originally allocated for buses are to be utilized. Mr. Scott advised that Mr. Plemenos will present leasing contract details to the Finance and Planning Committee later tonight. He advised that the quote aligns with the baseline estimate and industry standards and timeline is still in development. Discussion revolved around potential of completing the work while in session (Mr. Scott advised that this is not optimal.)

**NE ROOF
REPLACEMENT
BIDS**

Replacement of School Buses – Mr. Scott reviewed history and life expectancy of buses to be replaced. He noted that Dattco was the low bidder. Mr. Scott advised of the plan to rotate out buses with a Mac Force 7 engine (due to cost to clean engine at 20,000 – 25,000 miles.) Discussion revolved around typical repair costs, seatbelts (on ADA buses, not on others) and the bus window repair from the Allen Street Campus incident (contact has been made for repair, unknown if completed.)

**REPLACEMENT
OF SCHOOL
BUSES**

HVAC & Air Quality (Correction to Letter) – Mr. Scott advised that the Longfellow Administration Building was not included on the letter approved with the consent agenda (4/12/2022) to approve Johnson Controls as the vendor for the Air Quality Assessment (revised letter is attached.) He noted that there is no change in price. Discussion revolved around: how consideration of building replacement develops, history of RCPS school consolidation and parking (at RIS/RMS and RHS.)

**HVAC & AIR
QUALITY
(CORRECTED
LETTER)**

Other – RHS/STC Lighting – Commissioner Stoodley asked about any plans for additional lighting in the areas addressed in the fall. She advised the issue came up at a recent Booster Club meeting and it is felt that the poor lighting is a safety issue. Mr. Scott advised that some lights were replaced with LED directional lights and that he will continue to work with Tim Loveland for more improvement. Mr. Scott noted the current progress of the repair of the track (re: Atomic Sound – when speakers were added) and the agreement for the Boosters to pay for 50% of the repair. Hurdles are covering repair areas on the track and will be removed soon.

**OTHER –
RHS/STC
LIGHTING &
TRACK
REPAIRS**

Next Building Committee meeting – June 7, 2022.

NEXT MEETING

Motion to adjourn by Stoodley/Atkins-Doenges at 5:54 PM. Passed.

ADJOURN

Respectfully Submitted,
Betty Kapitan, Recording Secretary

Building Committee Report

Building, Grounds, and Transportation Department

RUTLAND CITY PUBLIC SCHOOLS

MAY 3, 2022



RCPS Building Committee Agenda

May 3, 2022

- RIS steps condition
- Pierpoint soil testing update
- PCB testing update w/schedule
- Allen Street: Windows Replacement
- ESSER facilities projects
- Bus bids, NE Roof replacement bids
- HVAC & Air quality (correction to letter)

RIS School Steps





Pierpoint Learning Center- UST update

VT DEC: Long Term Monitoring project

- **November 2016:** soil tested when Underground Storage Tank replaced
- **May 24, 2017:** Soil investigation and plan implemented
- **July 8-9 2019:** KAS Env. Engineers installed monitoring wells. As part of the VT DEC Petroleum Cleanup Fund.
- **August 10 & 25, 2021:** 4 soil test bores were installed and samples collected. KAS engineers continuing to monitor for vapor intrusion and water table- and reporting to VT DEC.
- All costs are covered under Petroleum Clean Up Fund (PCF) through the Vermont Department of Environmental Conservation.

PCB Testing

Testing is fully funded

Remediation is currently not funded

Location	Testing Dates
Northeast Primary	July - Sept 2022
Rutland Middle School	Oct -Dec 2022
Northwest Primary School	Jan -Mar 2024
Rutland Intermediate School	Jan -Mar 2024
Pierpoint Learning Center	April -June 2024
Allen Street Campus	July 2024

Allen Street Campus

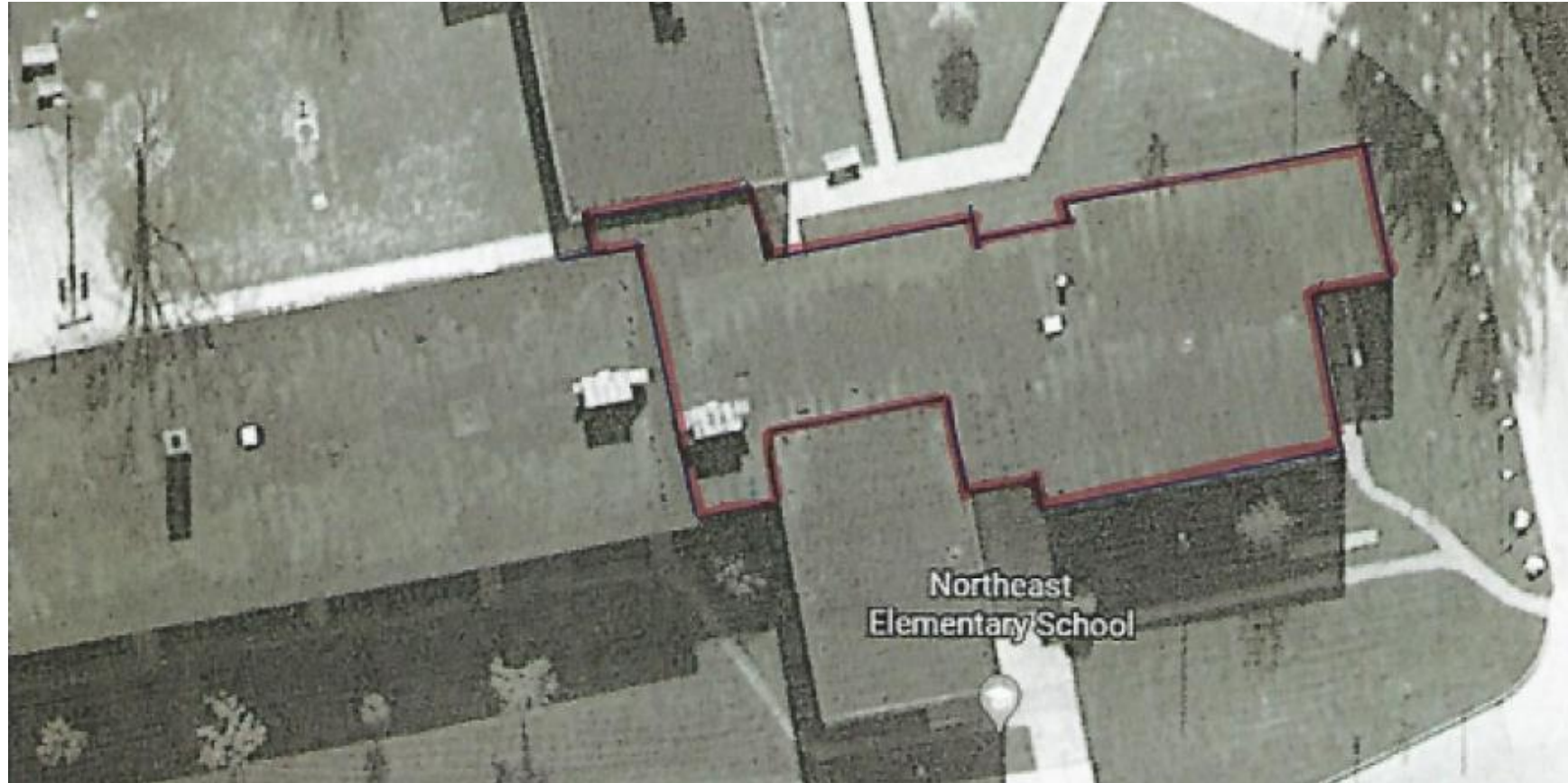
window replacement project

- Request for proposals shared with 6 vendors
- No proposals received by 4/29/22 due date
 - Due to booked contractors and window lead times
- Two contractor stated they could do the work- in the Fall
- RFP will be updated with amended due date.

ESSER- scheduled facilities projects

- **Allen Street ground water project**
 - Design completed- going to bid
 - Planned for completion Summer 2022
- **High School Flooring Project**
 - 4 weeks- beginning July 5, 2022
- **NE/RMS/Stafford Flooring Project**
 - ACM found in RMS library, NE Classroom
 - Stafford to be completed late July and August

Northeast Roof Replacement scope and timeline



Northeast Roof Replacement

RFP Response and Award Recommendation

- Replacement of 10,000 sq. feet of roof
- Currently leaking during heavy rain storms

Contractor	Location	Bid Amount
Vermont Roofing	Rutland, VT.	\$ 117,900
Dayco Roofing	Sharon, VT.	No response
Doran Roofing	Castleton, VT	No response-
Palmieri Roofing	Danville, VT.	No response

Replacement of 2 School Buses

RFP response and award recommendation

Bidder Name	Location	Bus Manufacturer	Bid
New England Transit	Tyngsborough, MA.	n/a	No response
Anderson Motors	East Providence, RI	n/a	No response
W.C.Cressey and Son, Inc.	Kennebunk, ME	Freightliner	\$99,200
Dattco Inc Sales	New Britain, CT.	IC Corporation	\$92,150


- Bus Number 11, a 71-passenger bus with 59,626 miles, was purchased in 2013.
 - \$47,100 repairs and \$25,000 predicted in the next 2 years.
- Bus Number 13, a 71-passenger bus with 97,548 miles, was purchased in 2009.
 - \$70,458 for repairs and \$20,000 predicted over next 18 months

ESSER: HVAC Air Quality Assessment Project

The Board is asked to approve this project in order for a qualified HVAC and air quality improvement vendor to coordinate and complete the following:

- UL Safe Traces Air Quality Assessment (AQA) for each of the following buildings--\$70,000.
 - Rutland Middle School
 - Rutland Intermediate School
 - Northwest Primary School
 - Northeast Primary School
 - Allen St. Campus
 - Pierpoint Primary Learning Center
 - Rutland High School
 - Stafford Technical Center
 - Longfellow District Office Building

Questions
thank you





April 26, 2022

Subject: RCPS Air Quality Assessment Project ESSER II (Updated Letter)

Dear Rutland City Board of School Commissioners:

Enclosed is the RCPS Construction Team bid for the RCPS Air Quality Assessment Project that requires RCPS board approval. This project will utilize ESSER II funding and must be completed by September 30, 2023. The ESSER II concept approval amount budgeted is \$100,000 for FY 22-23. The scope of this project aligns with RCPS's Bureau Veritas 2020 facility needs assessment recommendations.

The Board is asked to approve this project in order for a qualified HVAC and air quality improvement vendor to coordinate and complete the following:

- UL Safe Traces Air Quality Assessment (AQA) for each of the following buildings--\$70,000.
 - Rutland Middle School
 - Rutland Intermediate School
 - Northwest Primary School
 - Northeast Primary School
 - Allen St. Campus
 - Pierpoint Primary Learning Center
 - Rutland High School
 - Stafford Technical Center
 - Longfellow District Office Building
- Qualifications and capacity to manage future HVAC and air quality recovery projects that includes a scope of work to address air quality handling deficiencies identified through assessments and district provided information based upon a mutually agreed upon timeline.
 - Engineering and Development costs \$30,000

The Construction Team has reviewed the details of the one available bid after advertising for interested vendors in the Rutland Herald. The chart below recaps this bid based upon the cost of the above specifications. Johnson Controls, Inc. (JCI) is the only bidder.

Bidder Name	Location	Bid
Johnson Controls, Inc. (JCI)	915 Holt Ave. #7 Manchester, NH 03109	\$100,000

Recommendation:

The Construction Team recommends that the Board approve awarding the contract for the HVAC and Air Quality Assessment project to Johnson Controls, Inc.

JCI is a long-standing 14-year+ partner with RCPS that has previously contracted and managed HVAC services and equipment installation within Rutland City School district buildings. They most recently partnered with RCPS on a four-phase energy efficiency upgrade district-wide and are familiar with the HVAC systems in all RCPS buildings. After your approval, the next steps of the project include signing the contract, applying for ESSER II funding, and beginning the air quality assessment project.

Sincerely,

Rob Bliss
RCPS Assistant Superintendent
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Rutland, VT 05701

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