

RUTLAND PUBLIC SCHOOLS
RUTLAND CITY PUBLIC SCHOOLS – BUILDING COMMITTEE MEETING
September 6, 2022

Committee Members Present:

Kevin Kiefaber, Chair
Sara Atkins-Doenges, Vice Chair (5:02 pm)
Peter Fagan
Alison Notte

Also Present:

Superintendent Bill Olsen
Assistant Superintendent Rob Bliss
CFO Ted Plemenos
Director BGT Glenn Scott

Committee Members Absent:

Stephanie Stoodley
Other Board Members Present:
Courtney Collins, Marybeth Lennox-Levins
Cathy Solsaa

Chair Kiefaber called the meeting to order at 5:00 pm.

**CALL TO
ORDER**

Approval of the Agenda – Motion by Fagan/Collins to approve the Agenda as written. Passed.

**APPROVAL OF
THE AGENDA**

Public Input – No members of the public were present.

PUBLIC INPUT

Summer Project Review and Staff Recognition – Mr. Scott recognized the Maintenance Staff and reviewed summer projects (with before and after photos – presentation document attached) including: the 2nd grade wing roof replacement at Northeast Primary, carpet replacement at RHS/STC & RIS, flood control berm at RMS, picnic tables replaced, water fountain replaced, access control rear door added (cameras are on back order) and window replacement, exterior building painting, water mitigation and fire alarm upgrade at Allen Street Campus. Discussion included:

**SUMMER
PROJECTS**

- Age of sections of roof at Northeast (main section is the oldest – due for replacement in next five years, remaining sections have been replaced within 10 years)
- Sinking fund (currently not set up)
- Feedback received regarding flooring – no negative feedback, cleaner, healthier environment
- Interior and exterior camera coverage at RMS – near 80%
- Funding for Allen Street Campus windows – insurance claim (March 2022 vandalism)

Mr. Scott reviewed the ESSER approval workflow process (project idea – concept approval from AOE – bid collection – Board approval – final approval from AOE – All federal grant and procurement laws must be followed.)

ESSER Van Purchase – Purchase is concept approved and is to be included on the September 13, 2022 Consent Agenda. Bids were solicited from 11 vendors. Dattco was the sole bidder (\$44,725 not including paint and decals.) Discussion revolved around sole bidder concerns and possible reasoning behind lack of vendor interest (vehicle inventory, niche market, federal procurement requirements, and labor issues.)

**ESSER VAN
PURCHASE**

ESSER HVAC Project Update – Projects bids in two phases. First phase is engineer design. Johnson Controls was sole bidder. Work to identify projects which may meet ESSER requirements has been completed. Johnson Controls is working to identify specific projects. RFP is to be posted this month and will include:

**ESSER HVAC
PROJECT
UPDATE**

- Automation Controls (hopes of getting RFP out in the next 30 days – 60 days is required.)
- Capital replacement (large air handlers)
- Repairs to equipment (district-wide)

**ESSER HVAC
PROJECT
UPDATE
(CONT.)**

All have met concept approval (ARP ESSER to be completed by September 30, 2024.)
Discussion revolved ESSER project completion requirements and potential for extensions.

ESSER Flooring Phase 3 & 4 – Project has been approved and includes twenty-two classrooms and remaining areas at RIS and one classroom (7B) at Northeast (Phase 4.) Phase 3 schedule (during school breaks) was reviewed. Discussion revolved around need for asbestos remediation and use (currently in use, as asbestos mastic is undisturbed) of classroom 7B.

**ESSER
FLOORING
PHASE 3 & 4**

ESSER Asbestos Removal & Flooring RFP – RFP for asbestos removal will be posted this week. RFP for flooring to follow. Mastic is to be removed at Northeast, Northwest, Longfellow, RMS and the RIS auditorium. Discussion revolved around remediation process (no chemicals, tiles to be chipped/ground and vacuumed up) and testing (Federal/robust testing requirements.)

**ESSER
ASBESTOS
REMOVAL &
FLOORING**

ESSER Outdoor Classrooms – Project is concept approved. Budgets are still under review. Engineering costs came back higher than anticipated due to storm water management. Mr. Scott advised the hope for an RFP to go out by December. Discussion revolved around 3 Acre Rule and some expenses not covered by appropriations. Mr. Scott will update the Committee next month.

**ESSER
OUTDOOR
CLASSROOMS**

PCB Testing Update – Mr. Scott reviewed district-wide testing schedule (fully funded by State of VT.) Schools are ranked by potential exposure. Northeast is ranked highest in the district, but we have not been advised of a timeline. School districts are responsible for repairs, but the State is providing guidance. Discussion revolved around acceptable levels, gradation related to age, possibility of State funding for some or all of repairs, drivers (florescent lights – all have been removed, window caulking) and timeline for receiving results (estimated 4 months.) Mr. Scott noted a link for detailed information included the presentation document. Discussion moved to issue with one water fountain at Stafford Technical Center and resolution (replacement of fountain with addition of a filter.)

**PCB TESTING
UPDATE**

Next Building Committee Meeting – October 4, 2022.

NEXT MEETING

Motion by Fagan/Lennox-Levins to adjourn at 5:49 pm. Passed.

ADJOURN

Respectfully Submitted,
Betty Kapitan, Recording Secretary

Building Committee Report

Buildings, Grounds, & Transportation

RUTLAND CITY PUBLIC SCHOOLS

SEPTEMBER 6, 2022

Building Committee Agenda

September 6, 2022

1. Summer Project Review and Staff Recognition
2. ESSER Van Purchase
3. ESSER HVAC Project Update
4. ESSER Flooring Phase 3 & 4
5. ESSER Asbestos Removal & Flooring RFP
6. ESSER Outdoor Classrooms
7. PCB Testing Update

Northeast Primary School- summer '22

- Roof replacement
 - 2nd grade wing



High School & Stafford Carpet Replacement summer '22





Intermediate School

Carpet removal summer '22



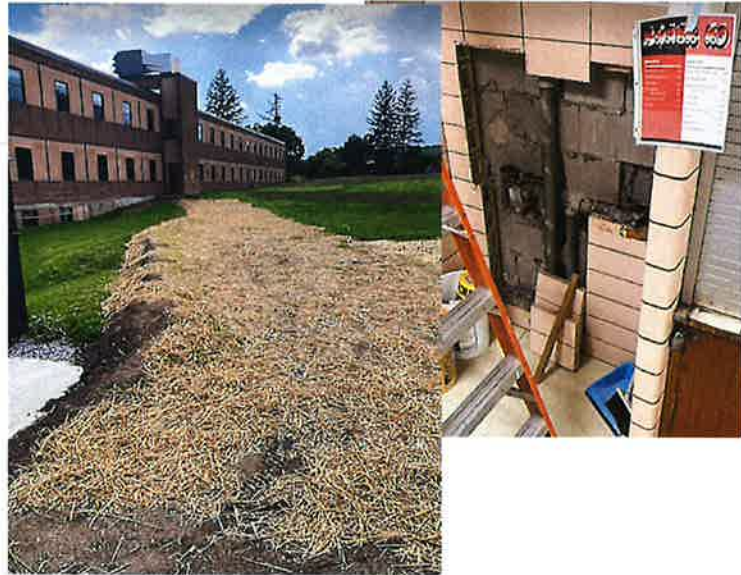
Intermediate School



Middle School

summer '22 projects

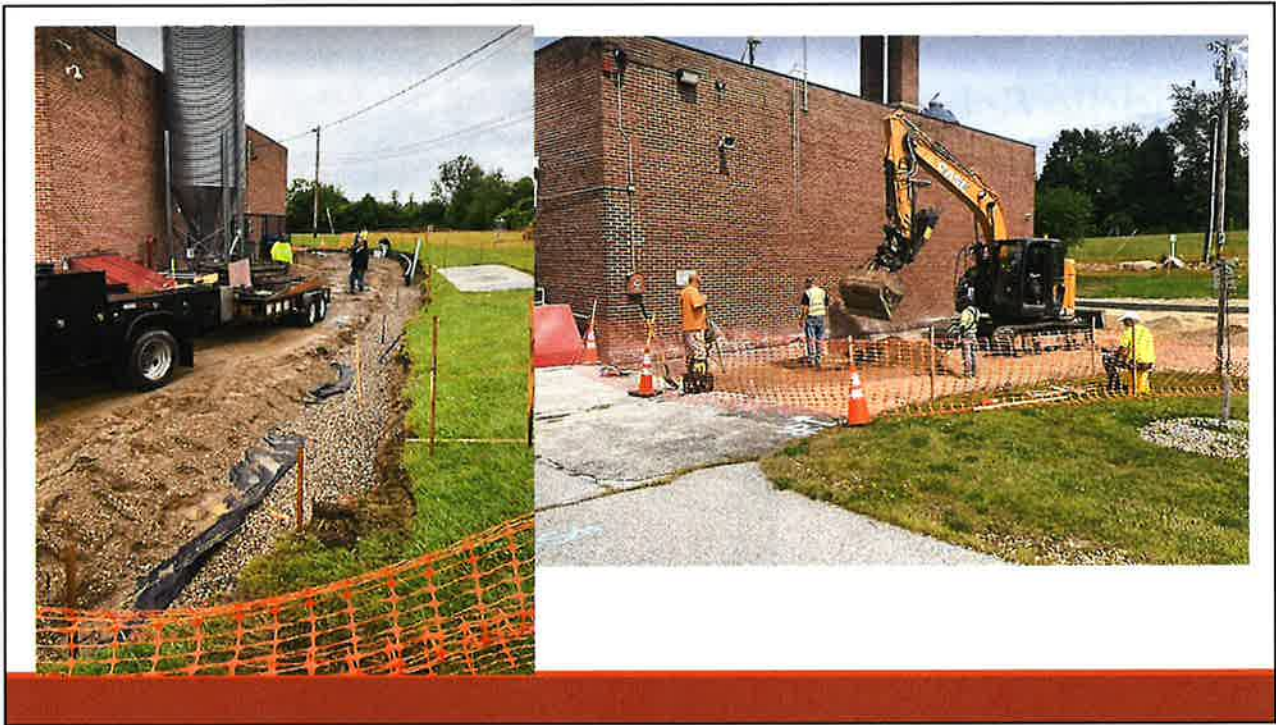
- ✓ Flood control berm
- ✓ Picnic Tables & Benches
- ✓ Water fountain
- ✓ Access Control rear door
- Cameras (in progress)



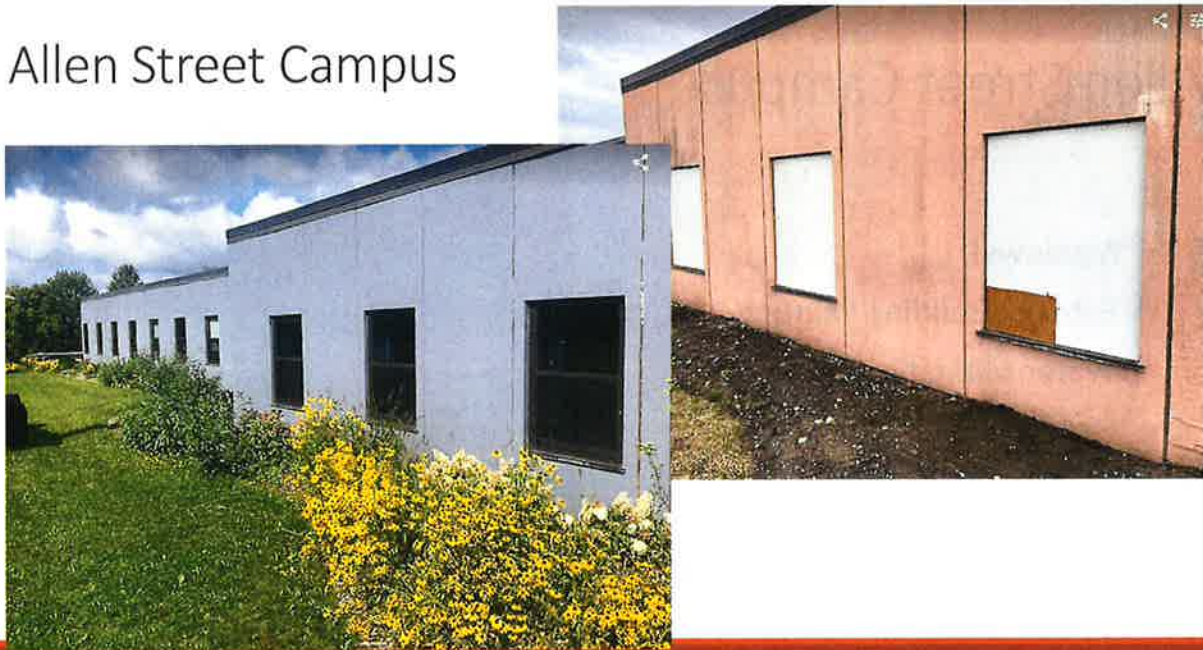
Allen Street Campus

- ✓ Windows!!
- ✓ Exterior Building Painting
- ✓ Water Mitigation Project
- ✓ Fire Alarm Replacement





Allen Street Campus



ESSER Projects

- ✓ Flooring Phase 1 & 2 (complete)
- ✓ ASC Water Mitigation (complete)
 - ESSER Van Purchase
 - ESSER HVAC Project Update
 - ESSER Flooring Phase 3 & 4
 - ESSER Asbestos Removal & Flooring RFP
 - ESSER Outdoor Learning Spaces

ESSER Van Purchase

- Three 8-passenger school vans
- Board Action Item: September 13
 - Dattco sole vendor @ \$44,275
 - Does not include painting & signs

Bidder Name	Location	Bid
DATTCO	Biddeford, MA	\$44,275 van=\$132,825 for vans (excluding painting)
Mobility Works	Londonderry, NH	Declined to bid since they only sell ADA vehicles
G Stone Motors	Middlebury, VT	No response
Formula Ford	Rutland, VT	No response
Heritage Ford	South Burlington, VT	No response
Allegiance Trucks	Jericho, VT	No response
Don Brown Bus Sales	Johnstown, NY	No response
Anderson Blue Bird Bus	East Providence, RI	No response
Mobility Specialty Vehicles	N A	Solicited information from RCPS but did not bid on project
Green Power Motor	N A	Solicited information from RCPS but did not bid on project
Creative Bus	Chino, CA	Declined to bid

ESSER HVAC Project

1. Building Automation Controls

- Repairs and Re-Commissioning
- Posting RFP in September

2. Capital Replacement Projects

- Replacement of large existing equipment
ex: Air Handlers, Roof Unit HS Cafeteria

3. Maintenance (district wide)

- Repairs to existing equipment-
- deferred maintenance
- Dependent on bucket #1



ESSER Flooring Phases 3 & 4

Phase 3: Intermediate School

- December Break- RIS main hallways & library
- February Break- RIS ground level hallways, offices
- April Break- RIS 2nd floor hallways & offices/classrooms

Phase 4: (District Wide)

- RIS: 22 Classrooms & remaining areas
- RMS Library
- NE classrooms 7B

ESSER Asbestos Removal & Flooring

- RFP for Asbestos Removal to be posted this week
- 12,434 sq. feet flooring w/ mastic to be removed
 - Northeast, Northwest, Longfellow
 - RMS, RIS Auditorium,
- RPF for Flooring installation to follow

ESSER Outdoor Learning Spaces

Reviewing Civil Engineering costs for storm water management

RFP in Dec/Jan for Board approval in February.

- Construction Spring/Summer 2023
- Pierpoint
- Allen Street
- RMS
- Northeast
- Northwest

PCB Testing Update

- Testing is fully funded by State
- No funds are currently available to make repairs to lower exposures
- [VT. PCB in schools website](#)

Location	Testing Dates
NORTHEAST PRIMARY SCHOOL	July- Sept 2022
RUTLAND MIDDLE SCHOOL	April- June 2023
NORTHWEST PRIMARY SCHOOL	Oct- Dec 2024
RUTLAND INTERMEDIATE SCHOOL	Oct- Dec 2024
Pierpoint Learning Center	April- June 2025
Allen Street Campus	July- July 2025

- Questions?

Next Meeting October 4, 2022

Thank you!