



## FACILITIES COMMITTEE MINUTES

September 26, 2013

Seymour Middle School

Library Media Classroom

7:00 p.m.

**COMMITTEE MEMBERS IN ATTENDANCE:** Peter Kubik, Chairperson  
Jennifer Magri  
**COMMITTEE MEMBERS ABSENT:** Fred Stanek  
**OTHERS IN ATTENDANCE:** Christine Syriac, Superintendent  
Richard Belden, Asst. Superintendent of Finance & Operations  
Wayne Natzel, Director of Facilities  
Pat Boyle, Board Clerk

### I. CALL TO ORDER

A. Mr. Kubik called the meeting to order at 7:00 p.m. with the Pledge of Allegiance

### II. REPORTS AND INFORMATION

A. Information

#### 1. **Discussion and update on the humidity issue at Seymour Middle School.**

August 13, 2013 it was brought to Mrs. Syriac's attention by a teacher that there were humidity and mold issues in the lower level of Seymour Middle School. In September, a student had slipped on condensation in the area. Mrs. Syriac addressed the issue immediately. Indoor air quality testing was done, humidifiers were utilized, and a thorough cleaning was done in this area. Ms. Magri wanted to know how the staff felt about the actions that had been taken. Mrs. Syriac said that they felt we had addressed the situation properly and promptly. Wayne Natzel stated that this was an ongoing issue in the summer when it was hot and humid but felt that with the running of the dehumidifiers and cleaning the issue was being addressed. Discussion among the committee was if this was enough to address the underlying reason for the lower floor's humidity issues or if we need to do more to address the reasons behind why we are having the problem. Mrs. Syriac said that she knew from her experience as the middle school principal that when it was an issue it severely impacted the learning in the building and she would like to see a permanent solution to this problem. After the discussion, it was decided to have Mr. Natzel call Silver/Petrucelli + Associates to come to do a comprehensive analysis and provide an estimate on what needs to be done to eliminate the moisture problem at the middle school.

**MOTION:** (Ms. Magri/sec., Mr. Kubik) to bring before the full board the recommendation to hire Silver/Petrucelli + Associates to do a comprehensive analysis and report on eliminating the moisture issue at Seymour Middle School.

**SO VOTED**

**AFFIRMATIVE:** Ms. Magri, Mr. Kubik

**2. Discussion and update on the Chatfield-LoPresti Building Committee.**

Mrs. Magri wanted to know in general what is going on at Chatfield-LoPresti. Mr. Belden said there are still a few issues being addressed. There was a problem with the geothermal system as far as pressure that is being addressed. A heating pump has failed and is being replaced. The gym floor is lifting up over by the janitor's area and loading dock. There is a small leak near the gym in the ceiling, and Mrs. Brooks has a problem with the floor of her walk-in freezer becoming icy. The building committee has not disbanded yet so the problems have been brought to their attention and anything that is still under warranty is being addressed by them. Mrs. Magri wanted to know if the budget needed to be adjusted to reflect the fact that once the warranties run out we will be responsible for all repairs. Mr. Belden felt that at this time it was not necessary.

**3. Review of update of Office of Civil Rights Voluntary Corrective Action Plan.**

Mr. Belden went through the attached plan. It will be sent to the state when requested. The items in blue are high capital projects and there have been insufficient funds to address these issues. Mrs. Magri questioned what would happen if the state comes back and these projects have not been completed. Mrs. Syriac said at that time we could be fined and/or forced to complete the projects. The biggest project would be to make the athletic complex handicapped accessible. Mrs. Magri said she was under the impression if we made any improvements at the athletic field than everything would have to be brought up to current code. Mrs. Syriac said that would be the case. Mrs. Magri asked if Mr. Miller was aware of this report. Mrs. Syriac and Mr. Belden said that the report had been given to Mr. Miller's predecessor Mr. Roy. Mrs. Magri suggested that a copy of the report be sent to Mr. Miller.

**4. Review of summer repair and maintenance work.**

Mr. Natzel went over the attached list of summer repair work.

**B. Reports**

**1. Chairman's Report**

None

**2. Superintendent's Report**

Mrs. Syriac asked Mr. Natzel to give a report on the condition of the schools' roofs. Mr. Natzel is requesting that we move forward with a preventative maintenance program in regards to the roofs of the buildings. He would like to recommend to the board that they put \$50,000 in the budget to be proactive with the repairs on the roofs. At this time the high school roof needs \$16,000 in preventative maintenance. Mr. Belden said the second piece to this is at some point we are going to need to do significant roof replacements.

**III. ADJOURNMENT**

**MOTION:** (Ms. Magri/sec., Mr. Kubik) to adjourn the meeting

**SO VOTED**

**AFFIRMATIVE:** Ms. Magri, Mr. Kubik

The meeting adjourned at 8:15 p.m.

Submitted by:  
Pat Boyle