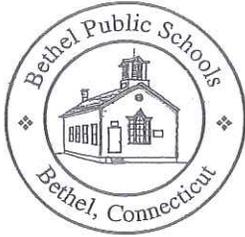


# **Bethel Board of Education Building & Grounds Subcommittee Meeting**

Thursday, January 31, 2013 6:00 PM

Board of Education Conf. Room E, 1 School Street, PO Box 253, Bethel, CT  
06801

1. **460 Account Review**
2. **Audience Participation**



**460 School Building Maintenance Account**

**2013 -2014 Proposal**

**DRAFT**

		2013-2014 Proposal	2012-2013 Budget												
<b>460 - 207 A)</b>	<b>Management of Blanket PO's / Supply Accounts</b>	<b>\$54,000.00</b>	\$ 54,000.00												
	150.16.2600.207.4301														
<b>460 - 207 B)</b>	<b>Outside Contractor Funding</b>	<b>\$40,000.00</b>	\$ 40,000.00												
	150.16.2600.207.4301														
<b>460 - 313 C)</b>	<b>Preventive Maintenance Contracts</b>	<b>\$ 238,400.00</b>	\$218,030.00												
	150.16.2600.313.4310														
<b>460 - 406 D)</b>	<b>School Building Repairs and Maintenance</b>	<b>\$ 357,662.00</b>	\$ 147,970.00												
	150.16.2600.406.4500														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">High School:</td> <td style="text-align: right;">\$139,800.00</td> </tr> <tr> <td>Middle School:</td> <td style="text-align: right;">\$103,372.00</td> </tr> <tr> <td>R.M.T. Johnson School:</td> <td style="text-align: right;">\$58,450.00</td> </tr> <tr> <td>A.H. Rockwell School:</td> <td style="text-align: right;">\$27,826.00</td> </tr> <tr> <td>F.A. Berry School:</td> <td style="text-align: right;">\$28,214.00</td> </tr> <tr> <td style="text-align: right;">460/406 sub total =</td> <td style="text-align: right;"><b>\$357,662.00</b></td> </tr> </table>	High School:	\$139,800.00	Middle School:	\$103,372.00	R.M.T. Johnson School:	\$58,450.00	A.H. Rockwell School:	\$27,826.00	F.A. Berry School:	\$28,214.00	460/406 sub total =	<b>\$357,662.00</b>		
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460/406 sub total =	<b>\$357,662.00</b>														
	Total	<b>\$690,062.00</b>	\$460,000.00												

<b>A) Management of Blanket PO's / Supply Account</b>	Proposed 2013-2014	Budget 2012-2013
a-1) <b>Paint and painting products and supplies</b> <i>Funding for the maintenance personnel to obtain the needed painting supplies to complete their tasks</i>	\$4,000.00	\$4,000.00
a-2) <b>Electrical Repair Supplies / Bulbs / Ballast / Fixtures</b> <i>Funding for the maintenance personnel to obtain the needed electrical supplies to perform their repairs.</i>	\$25,000.00	\$25,000.00
a-3) <b>Plumbing / General Hardware / Carpentry Supplies</b> <i>Funding for the maintenance personnel to obtain the needed plumbing supplies to perform their repairs.</i>	\$25,000.00	\$25,000.00
<b>B) Outside Contractor Funding</b>		
b-1) <b>Emergency contingency and after hour call backs:</b> <i>Funding to be used in the event of mechanical break downs or emergency services needed by an outside contractor or vendor.</i>	\$12,000.00	\$12,000.00
b-2) <b>Licensed Plumber / Drains Repair Service:</b> <i>Funding to be used for professional plumbing service contractor with equipment and/or services not able to be provided by Town Maintenance Department.</i>	\$10,000.00	\$10,000.00
b-3) <b>Licensed Electrical Service Repair:</b> <i>Funding to be used for professional electrical service contractor with equipment and/or services not able to be provided by Town Maintenance Department.</i>	\$8,000.00	\$8,000.00
b-4) <b>Licensed EMS / HVAC Repair Contractor:</b> <i>Funding to be used for a field service trouble-shooting contractor for the HVAC computerized system. Services unable to be performed by Town Maintenance Department.</i>	\$10,000.00	\$10,000.00
<b>Total A&amp;B</b>	<b>\$94,000.00</b>	<b>\$94,000.00</b>

C) 313		Preventive Maintenance Contracts		
Description of Service Contract		Contract Duration	Budgeted 2012 -2013	Proposed 2013 - 2014
1	<b>Burglar Alarm monitoring / Service:</b> <i>For the interior monitoring of the burglar alarm systems.</i>	7/1/13-6/30/14	\$4,680.00	\$5,500.00
2	<b>Fire Alarm monitoring / Service:</b> <i>For the interior monitoring of the fire alarm system and sprinkler testing</i>	7/1/13-6/30/14	\$8,500.00	\$8,500.00
3	<b>Sprinkler Testing / Service: Berry, High and Middle School</b> <i>For the yearly testing of the sprinkler system per year</i>	7/1/13-6/30/14	\$5,000.00	\$5,000.00
4	<b>Pest and Rodent Control Service:</b> <i>To perform the required pest control for each of the buildings.</i>	7/1/13-6/30/14	\$8,400.00	\$8,500.00
5	<b>Clock / Intercom / Public Address System Service:</b> <i>To perform the needed service repair of the interior equipment.</i>	7/1/13-6/30/14	\$5,000.00	\$5,000.00
6	<b>Fire Extinguisher and Kitchen Hood Inspection Service:</b> <i>For the required yearly service of the extinguishers and cooking hoods.</i>	7/1/13-6/30/14	\$1,600.00	\$1,600.00
7	<b>Heating / domestic hot water boiler, cleaning service:</b> <i>For the required yearly service of the fuel oil and gas boilers.</i>	7/1/13-6/30/14	\$14,000.00	\$14,000.00
8	<b>Water treatment for the boilers and HVAC heating systems.</b> <i>To perform the required service and testing of the internal boiler water.</i>	7/1/13-6/30/14	\$4,500.00	\$4,500.00
9	<b>Security Camera Repair / Service:</b> <i>To provide camera equipment maintenance repair.</i>	7/1/13-6/30/14	\$5,400.00	\$6,000.00
10	<b>HVAC / Equipment Service:</b> <i>To provide yearly service of the HVAC equipment on all schools</i>	7/1/13-6/30/14	\$88,500.00	\$88,500.00
11	<b>Lawn care and maintenance Service:</b> <i>To provide lawn care service for all of the schools grounds.</i>	7/1/13-6/30/14	\$30,000.00	\$30,000.00
12	<b>State inspection fee for the boilers:</b> <i>To provide required state inspections on the boilers.</i>	7/1/13-6/30/14	\$280.00	\$300.00
13	<b>State inspection fee for the elevators:</b> <i>To provide required state inspections on the elevators.</i>	7/1/13-6/30/14	\$720.00	\$800.00
14	<b>Required test and service for the emergency generators:</b> <i>To provide required state inspections on the generators.</i>	7/1/13-6/30/14	\$1,500.00	\$1,500.00
15	<b>Contracted Snow Plowing:</b> NTE: 9 Storms <i>To provide snow plowing / removal for Bethel Public Schools</i>	7/1/13-6/30/14	\$10,350.00	\$28,000.00
16	<b>Elevator Service / Repair Service:</b> <i>To perform the required maintenance and test service of the elevators.</i>	7/1/13-6/30/14	\$14,400.00	\$15,000.00
17	<b>Roof Warranty / Maintenance and Repair:</b> <i>To provide warranty and roof repair coverage for Bethel Public Schools.</i>	7/1/13-6/30/14	\$11,000.00	\$11,000.00
18	<b>Parking Lot Service/Repair</b> <i>To provide lighting replacement / repair within the campus</i>	7/1/13-6/30/14	\$0.00	\$500.00
19	<b>HVAC / Management Control Service: (Middle School Only)</b> <i>To provide yearly service on the computer control equipment.</i>	7/1/13-6/30/14	\$4,200.00	\$4,200.00
Total			\$218,030.00	\$238,400.00

Project #	Description of Project	Est. Cost
HS 300-1	Purchase and install the needed safety and security upgrades as recommended by the Board of Education.	\$18,400.00
HS 300-2	Install a emergency electric generator to power the entire school in the event of a power failure. This is critical to the recovery phase of any crisis. Without power at BHS the BOE has no access to technology and limited communication.	\$93,000.00
HS 300-3	To contract for a factory authorized mechanical contractor to trouble shoot and repair several rooftop air handlers. Due to the level of equipment sophistication of these units standard mechanical contractor are unable to repair.	\$5,000.00
HS 300-4	To remove and replace worn / broken non-repairable plastic door hardware located on each of the perimeter doors of the school to a suitable product for heavy school use.	\$3,800.00
HS 300-5	To contract for a repair service to perform needed repairs to several wood corridor fire doors located throughout the school. Damaged wood and de-lamination has render a number of the doors non-operational. These conditions originated as the result of the building project and never corrected.	\$2,500.00
HS 300-6	To contract for a duct and vent service contractor to clean the air duct work in the gym. This type of cleaning can not be performed in house.	\$2,800.00
HS 300-7	To contract for a carpentry service to perform hardwood restoration repairs for the oak flooring on the stage. The wood surface has thirty plus years of wear and damage that cannot be repaired or cleaned by in house personnel.	\$3,500.00
HS 300-8	To contract for acid waste contractor to pump out and clean two waste holding tanks located within the science labs in the school.	\$5,800.00
HS 300-9	To replace 25 non-repairable classroom wall clocks.	\$4,000.00
HS 300-10	To install a carbon monoxide detector in boiler room as required	\$ 1,000.00
		\$139,800.00

Project #	Description of Project	Est. Cost
MS 600-1	Purchase and install the needed safety and security upgrades as recommended by the Board of Education.	\$7,770.00
MS 600-2	To replace the acoustic sound paneling boards along the back wall of the auditorium. The panel boards have become damaged and can no longer be repaired or cleaned.	\$1,200.00
MS 600-3	To contract for a service to remove / replace flooring causing bubbles under the rubber floor tiles within the corridors of the first floor. This project will also include the repair of the cracks in the concrete causing the tile bubbling. Phase 2.	\$30,500.00
MS 600-4	To contract for a service to refinish the wood flooring of the stage. The service will also include any repairs needed to the wood surface.	\$3,700.00
MS 600-5	To replace the auditorium carpeting . The carpeting can no longer be cleaned and maintained appropriately.	\$18,500.00
MS 600-6	To contract for a commercial painting contractor to repaint several areas within the auditorium. This project can not be performed in house.	\$12,000.00
MS 600-7	To replace two (2) sets of non-repairable toilet wall partitions and splash guards for students restrooms. The panels are displaying surface rust and rot. Unable to clean and maintain appropriately.	\$1,200.00
MS 600-8	To continue the purchasing of electric hygienic hand dryers units for the student and staff restrooms. Eight (8) additional dryer units are needed to complete project.	\$4,352.00
MS 600-9	To contract for a commercial painter to paint the classroom cluster on the second floor.	\$5,000.00
MS 600-10	To replace the four (4) wood benches in the front of the school.	\$4,800.00
MS 600-11	To install additional lighting in the cafeteria seating area.	\$3,000.00
MS 600-12	Contract for a off-site commercial drapery cleaning service to perform cleaning and Flame-Retardant application for the auditorium stage draperies.	\$10,500.00
MS -13	To install a carbon monoxide detector in boiler room as required	\$850.00
		\$103,372.00

Project #	Description of Project	Est. Cost
RS 500-1	To replace the front entry doors for the building. This is a security upgrade as recommended by the Board of Education.	\$7,200.00
RS 500-2	To replace the automatic handicap door opener for the main door. This device has become difficult to keep in service and parts are becoming difficult to obtain.	\$3,000.00
RS 500-3	To continue the purchasing of electric hygienic hand dryers units for the student and staff restrooms. Four (4) additional units are needed to complete the project.	\$2,176.00
RS 500-4	Replace two sets of non-repairable toilet wall partitions and splash guards for the students restrooms. The panels are displaying surface rust and rot. Unable to clean and maintain appropriately.	\$2,500.00
RS 500-5	To purchase the required playground safety woodchips.	\$2,200.00
RS 500-6	To repaint the parking lot striping and handicap marking.	\$1,000.00
RS 500-7	To continue the purchasing of worn, cracked and leaking ceramic toilet and urinal within the students restrooms to include flush valves and shut-off's. Replacement work performed by outside contractors as needed.	\$4,000.00
RS 500-8	To replace twelve (12) non-working classroom wall clocks.	\$850.00
RS 500-9	To install a carbon monoxide detector in the boiler room as required .	\$1,000.00
RS 500-10	To modify the interior lighting of the cafeteria. The current lighting requires every light to be on preventing the room to be used for other purposed.	\$1,300.00
RS 500-11	To contract for an outside vendor to perform repairs to the built-in cafeteria folding tables. Unable to perform these repairs in house.	\$2,600.00
		\$27,826.00

Project #	Description of Project	Est. Cost
JS 400-1	Purchase and install the needed safety and security upgrades as recommended by the Board of Education.	\$13,600.00
JS 400-2	To purchase the required playground safety woodchips.	\$2,200.00
JS 400-3	Replace two sets of non-repairable toilet wall partitions and splash guards for the students restrooms. The panels are displaying surface rust and rot. Unable to clean and maintain appropriately.	\$2,500.00
JS 400-4	To replace Sixteen (16) non-working classroom wall clocks.	\$1,000.00
JS 400-5	To replace eight (8) classroom window blinds. The blinds are original to the building and are becoming difficult to repair and obtain repair parts.	\$1,950.00
JS 400-6	To contract for a commercial painter contractor to repaint the Cafeteria and Gym spaces. Project scope larger than in house capabilities.	\$3,000.00
JS 400-7	To replace the acoustic sound panels that have deteriorated and can no longer be cleaned or repaired.	\$2,700.00
JS 400-8	To replace six classroom area carpets that are worn and non-maintainable.	\$1,650.00
JS 400-9	To replace the worn carpeting in the Guidance suit that is original to the building.	\$4,000.00
JS 400-10	To reconfigure the bus loop in the front of the building.	\$25,000.00
JS 400-11	To install a carbon monoxide detector in boiler room as required.	\$850.00
		\$58,450.00





## BETHEL PUBLIC SCHOOLS

Five-Year Capital Project Plan

*Submitted November 2012*

<u>C</u>	Code Compliance and Life Safety
<u>B</u>	Building Age, General Condition
<u>I</u>	Instructional

Location	Description of Project	Category	Status
Campus/ High School	To renovate the existing site light poles and underground wiring located in the junior parking lot behind the press box at the High School. This underground wiring was damaged over 8 years ago during the underground power line project by the utility company.	C	Pending quote from electrical contractor. Rough estimate \$20,000.00.
		B	
Campus	To perform repairs on the broken underground wires for the parking lot lighting fixtures in order to restore power to a number of lighting poles that are not working at the Middle School. This wiring was also damaged over 8 years ago by the utility company.	C	Estimated cost \$10,800.00
		B	
Campus/ Berry	To install a sidewalk along upper parking lot to accommodate Circle of Friends pedestrian traffic. This is a significant safety issue as currently pedestrians walk into oncoming bus and vehicle traffic.	C	Estimate pending.

Location	Description of Project	Category	Status
High School	To install an emergency standby generator to power the life safety emergency lights within the building, the computer server room that controls the student and staff data flow for the entire school district, and the cafeteria refrigerator and freezer. This capital improvement item is imperative to the safety of the school system as a contingency for business operations and communications of the school system during a power outage.	C I	\$81,200.00  Quote on file
High School	Expansion of the current closed circuit television system to include coverage of the additional areas such as parking lots and football stadium / out buildings and installation of buzzer entry system at main entrance of high school. This is a significant safety concern for the district.	C B	Requires detail quote from security contractor.
High School	The routes to all athletic fields, dugouts, bleachers, and viewing areas for both sides of the baseball and softball fields must be accessible to persons with disabilities. This should have been done in the high school project for Office of Civil Rights compliance. A landscape architectural study is currently underway. The Town of Bethel/BOE will be <u>required</u> to make these modifications.	C	Cost pending from Milone & Macbroom
High School	To renovate the existing theatrical lighting for auditorium stage to include upgrading the control board. The fixtures, wiring and control devices are 30 years old and have deteriorated and have become troublesome to maintain. They could become a fire hazard. This is a significant safety concern for the district.	B I	\$54,000.00
Middle School	To modify the existing standby generator to encompass the cafeteria refrigeration equipment. Note: this facility has been designated as an emergency shelter for the Town of Bethel.	C	\$25,000.00
Middle School	To re-pave and repair the rear service road including drainage located behind the school. This road provides essential access to the athletic fields and is a secondary means of emergency exiting for Johnson and Rockwell Schools in the event of a road closure.	B	Pending estimate from paving contractor.
Middle School	To upgrade the general lighting for the auditorium. Currently the expensive theatrical lighting is used to provide needed supplemental general lighting. Better lighting is needed to provide adequate light for safe movement within this space.	C B	Pending estimate from electrical contractor.
Johnson & Rockwell	To renovate or repair these older facilities per DRA Feasibility Study Report inclusive of site improvements. Please note that per DRA's October 2010 draft report, the cost of keeping the status quo (simply repairing what breaks) could cost \$15 million over the next 10 years.	C B I	Preliminary cost estimate per DRA report in process.