

Town of Lincoln

Budget Board

School Tour

March 10, 2012

Present:

Linda Noble Domenic Ricci Maria Marcello Paul DiDomenico

Bob Turner Hagop Jawharjian Carl Brunetti Mike Babbitt

Georgia Fortunato Lori Miller Angelo Mencucci

The meeting began at 8:00 am.

High School

The area in the connector would require abatement because there is asbestos present.

There is a report of each place that asbestos is present in all of the schools, which the Budget Board requested a copy of.

The Budget Board looked at the North Wing Restrooms.

New carpeting was done in the North Wing in 2006, which was part of the High School Upgrades included in the Middle School Bond.

It was noted that the Budget Board has concerns that the North Wing is being used by the High School.

Georgia Fortunato noted that she would provide the Budget Board

with information about the Middle School bond and the High School renovations that were done under that.

In the lower level of the North Wing, it was noted that there had been heating system issues and that the Community Room is used mostly for storage.

The Industrial Arts area was discussed as being used for Wood Shop, Welding, etc. and it was noted that it currently is not being used as a classroom, but it is used for extracurricular activities such as building props for the Variety Show.

Cracks in the floors where there was known to be asbestos were questioned, and it was noted that those did not present a hazard but are being worked on by being replaced in pieces until the floors/carpet are redone.

The Media and Video Center at the High School was all work that was done in-house and paid for by a Champlain Grant.

Each room has a monitor for announcements.

It was noted that the Science Labs were a main reason for the new wing being built when it was, and that none of the tiles in that portion of the school are asbestos.

The connector and North Wing are heated by the old middle school heating system.

The Budget board noted a portion of rug in the connector area that was badly wrinkled and taped in places.

The Budget Board reviewed the Portfolio Room and it was noted that in the future, the schools would be working on making portfolios digitally.

There was a Technology Storage area where old equipment that was never used is stored and a lot of audiovisual equipment is seemingly stored.

There was discussion of the ventilation system in the auditorium. Currently there is a day/night cycle and a roof unit that pushes fresh air into the area.

The schools would like a maximum of \$5,000 for an Engineering Study of the structural and mechanical design to add an air conditioning unit to the area.

Angelo Mencucci noted that it was not a possibility to evaluate and modify the current system, but that the new system would work with the current roof penetrations and the duct work with re-insulation in order to accommodate the project.

The project would be strictly for the auditorium as an independent piece within the school.

The Budget Board felt that the Schools could choose to have the Engineering Study done out of their current budget before deciding to request what should be done with the project to the Budget Board.

In prior year improvements, it was noted that there were new curtains purchased for the auditorium stage, and also new water coolers installed in the music room corridor.

The work on the awning for the school's rear entrance would include refurbishing the actual awning and re-pitching the roof.

The fencing for the rear of the school was included in the bid for Central Elementary fencing as well.

The rear stairwell that leads to the upper level classrooms was discussed.

It was noted that the exterior wall was sealed in-house by rolling on a sealant, which worked for several months, but then calcification began to show again.

The Budget Board discussed in-depth the usage of rooms, especially in the light of the upcoming technology upgrades, at the High School as it was noted that Room 209 was being used as a book room and room 208 was a Speech/Language classroom that was seldom being used.

The gym floors were redone and new mechanical bleachers installed which are fully automated and ADA compliant.

All of the painting was done in-house by the reallocation of money and personnel from other projects such as at Northern Elementary.

The new lighting was done when National Grid worked with all of the schools for new lighting as a package.

New roofs were completed for the gym and cafeteria areas and also at Lonsdale Elementary.

The Budget Board requested a timeline of the repair and replacement of the roofs because they noted that repairs of the roof would have been considered an emergency situation but replacement should have gone before the Financial Town Meeting as a capital improvement.

Angelo Mencucci noted that the roof repairs and floor repairs were part of an insurance claim, but that the roof replacement and the entire floor refurbishing after the repairs were not part of that.

In the Boys' Locker Room there were several things noted that needed improvement, including a stall that was rusting at the bottom, leaky faucets in the shower and ones that were missing shower heads.

It was questioned whether there was code as to how many shower stalls are required by law, so that it might be possible to tear some of the shower stalls that were in disrepair and not being used regularly.

Georgia Fortunato noted that she would check with the Rhode Island Department of Education regarding these requirements.

In the Boiler Room, it was noted that there is a drip/leak that is recent, and that there is a plan to replace the heating system.

The Industrial Arts equipment in the old wing is basically the same equipment that can be found in the North Wing, therefore it would be up to the Department Head to condense and disperse the equipment properly.

The Budget Board suggested possibly liquidating any equipment that would not be needed because of duplication.

The exhaust fan system in the Industrial Arts area is new.

The modular classrooms were discussed.

They were added in 2003 as a solution to overcrowding.

Angelo Mencucci noted that they are currently assessing costs to move them elsewhere, but that if that is more than a 5-mile radius it may not be cost efficient.

It was noted that the units came in at a cost of \$200,000 and were used for 10 years, and there was a suggestion that they should be given to any interested parties at cost of movement.

It was noted that the wallboard had been replaced in the units, and that something should be done with them before more costly repairs are necessary.

The Video Surveillance system was discussed.

It was noted that the current system does have certain areas where it is not able to capture.

The bid information for the new system had been given to the Budget Board for review.

It was noted that the Science Lab classrooms in the 200 section are still being used.

There were more classrooms being used as storage rooms discussed, including the former Room 201 and Room 302.

Also Room 311 which is only used for Advisory.

These rooms were not included in the media plan.

Georgia Fortunato noted that she would be looking into usage of rooms and would be working with the Principal of the High School in order to use some of those rooms as classrooms again in order to be able discontinue use of the North Wing and Modular Classrooms.

It was suggested that the Football Field actually be termed as a “Multi-Purpose” Field as it is used for more than just football.

Tennis Courts

The lower tennis courts were redone last year, and looked good.

The Budget Board wondered if some of the work had been done in-house.

The upper 4 courts are cracking badly and have grass growing through and need to be redone.

The Budget Board questioned the cost of \$158,000, and noted that the state only reimburses for health and safety issues currently so they may not feel the tennis courts qualify.

However, the moratorium for reimbursement will end in 2014.

The Budget Board wanted to know if the lighting at the tennis courts had been redone when the lower courts were redone.

Northern Elementary

There are bids for the parking lot work, which came from 3 different vendors that have done work for the schools before.

There was discussion about the work being in granite to match the existing work.

The work being done would include taking out the island area and replacing the wall around the schools' sign at the entrance.

The Budget Board discussed the fact that the sign should actually be moved and the whole wall area taken out.

In the entry/foyer the restrooms had been redone and retiled.

Also, rear fencing was installed.

The Budget Board noted that they would like a list of what each project that has been completed ended up costing.

Angelo Mencucci noted that some projects come in higher than expected, and some lower and that overall any funds left would go into capital reserve.

The Budget Board again discussed the state rule of 30% reimbursement of only health and safety projects, and the fact that the tennis court repairs probably would not qualify, but that the auditorium work at the high school may qualify on the basis of air quality.

Central Elementary

The new parking areas would be installed near the playground now that it is fully enclosed.

In the gym, there was acoustical sound battening installed.

It was noted that having only \$7,500 to work with, they were able to do one wall with pieces acquired from another schools leftover or surplus materials.

Angelo Mencucci noted that in the future, it is a project he would recommend doing in-house, and that there may be added value to doing the other 2 walls eventually if it is done in-house.

Completed projects last year included carpet abatement and replacement, and it was noted that the schools use the same carpet everywhere they replace carpet.

The carpet is good quality and even stands up to getting wet because the bottom is almost like a tile.

Angelo Mencucci noted that there was no financial benefit to ordering in bulk, even though the schools use the same carpet everywhere, and he noted that each time he puts down new carpet, he shot blasts the floor first to make sure the surface won't show wrinkles or cracks through the carpet.

The Budget Board discussed paper art on the walls of the schools, and it was noted that according to the Fire Department it is allowed as

long as it's not strung from the ceiling and in individual classrooms, not in the hallways unless encased.

Upon inspection of the carpets to be replaced, the Budget Board noted that in most cases, they mainly just needed a good cleaning and not necessarily replacement as there were no worn spots or buckling.

It seems they would be replaced just to make everything uniform throughout.

In Room 22, the Budget Board observed an air conditioning unit which was set up with a wooden enclosure for the window, and they questioned the legality, safety and efficiency of the set-up.

It was noted that sometimes an IEP requires air conditioning, in which case they would not want a permanent fix as the student with the need would be moving and that classroom may no longer need it.

However, the Budget Board felt that the schools could look at possibly having some kind of fiberglass set-up custom-made for the classrooms that do need it and that it may be worth the cost.

Lonsdale Elementary

The Budget Board observed windows open and the questioned the efficiency and ventilation of the building.

The walkway area for drop-off of Pre-K and Kindergarten would just require grading.

The Budget Board noted that there should be curb stopping on the edge of the parking areas to prevent breakage of the edges by cars and wear and tear. This would increase the time before the next repairs were needed.

One suggestion was to mark off some of the current spots that teachers use as parent drop-off spots only.

In observing the current walkway work that was done last year, the Budget Board noted what they felt was poor workmanship and it appeared that the walkways would be chipping quickly, so they recommended going back to the contractor that originally did the work to have them fix the problem.

The Budget Board observed a computer cart, such as the ones that were discussed as part of the new media center, that was out in the hallways of the school near an exit that was not locked as the computers were charging.

The problem was rectified, and in response to a question it was also noted that the carts do have surge protectors on them.

The lounge area which will be re-tiled will not have carpeting.

Angelo Mencucci noted that in most cases, he prefers to use carpeting, even though it is the same cost as tile because he feels it does a better job and lasts longer.

In the library, there would be 30 computers as part of the media plan.

It was noted that the library was small in size and that so many computers would take away reading areas.

The Budget Board discussed whether 30 computers would be necessary when class size limits are 23 students in K-2 and 27 students in Grades 3 and up.

The carpet in the library is 15 years old, and would require abatement because the glue from older carpet under the current carpet contains asbestos.

The playground has Fibar chips, not wood chips, as a base which were spread using in-house labor.

The proposed handicapped accessible ramp would be up to the flat part of the playground, which would require the current handlebars to be removed.

It was noted that the current playground as it stands is ADA compliant.

Saylesville Elementary

There was a brand new boiler installed, and everything is now running properly.

The Budget Board discussed the possibility of in the future installing even more controls to improve the efficiency of the system even more.

That would be done by completing a survey of the equipment and what it would take and what it would cost to do so, and whether the savings would quantify the cost of the project.

The conference room and music rooms both had carpet replacement requested.

Also, the teacher's lounge would be replaced with tile as would the art room.

Any deviations in the floor would be fixed by shot blasting before the new tile was installed.

The Budget Board once again questioned the fire code regarding draperies and things hanging from the ceiling.

It was noted that the Fire Chief of the local district does do inspections of the schools every year.

Skylight replacement is because they're cracking in the corners.

They were installed in 2007 as a means of natural light, and many are already cracking which is why they are looking at system-wide replacement.

The corridor floor that had floor buckling issues was discussed.

A study was done where they drilled and attributed it to where there used to be a wall and the height and temperature differences there.

The recommendation was shot blasting and an expansion joint.

They are also requesting the upper portion of the same corridor be done to fix the job done there and so that it all matches.

The Budget Board requested information for the projects individually broken down so they could assess each one.

It was noted that it is structurally sound and therefore not an emergency.

The Special Education Room abatement would be replaced with all carpeting, and the Speech Room carpeting would also be replaced.

The window glides would all be replaced because some work and some do not and they are unreliable.

The outside paving would be because the area is used for emergencies and needs to be able to be plowed.

Grounds/Maintenance

Angelo Mencucci noted that last year they purchased a tractor and also got a great deal on a snow plow.

They will be purchasing attachments for the tractor, but only after they have the people from John Deere come in and assess the fields, especially Chet Nichols, to determine which tools would be best for the Town.

They also are requesting a small van because they have one vehicle that is no longer working.

They did get one vehicle from the Town that used to belong to Animal Control.

The Budget Board noted that the courtyard at the High School could use some grounds upkeep.

It was noted that first, they would have to address a water runoff situation.

**Angelo Mencucci noted that there are 4 Maintenance Staff
2 are stationed at the High School, 1 is system-wide and one is
stationed at the Middle School.**

**The Budget Board discussed the structure of the jobs and how they
could be utilized more efficiently, such as the employee who is a
certified boiler person.**

**The maintenance budget for the whole system is approximately
\$130,000.**

**In general observation, the Budget Board wanted an inventory of all
of the computer equipment that currently exists in the schools and
how it will be integrated into the new technology plan.**

The meeting adjourned at 2:30 pm.