

ANSONIA PUBLIC SCHOOLS BOARD OF EDUCATION

Facilities Committee Minutes

PLACE: Zoom, teleconference Meeting **DATE:** 02 June 2020 **TIME:** 4:00 P.M.
FACILITIES COMM. MEETING CALLED TO ORDER BY: Vinny Scarlata, chair

I. OPENING

A. Pledge of Allegiance

B. Roll Call

MEMBERS OF THE BOARD	PRESENT	ABSENT	LATE
MR. RICH BSHARA	X		
MS. FRAN DIGIORGI	X		
MR. VINNY SCARLATA	X		
TOTAL	3	0	

Also in attendance; Mr. Thomas Roe, and Mr. Kermit Thompson from School Construction Office from the Department of Administrative Services.

II. Public Comments.

There were no comments at this time.

III. Review and possible action regarding the items below.

A. Capital Projects update regarding the Prendergast boiler project, Coe Lane project, and maintenance storage garage at AHS.

Discussion: Mr. Bob Evans, facilities Director, was asked to brief the Committee. He said the storage building bids went out in April 2020 and there are four companies that are bidding on the job; PDS Engineering & Construction, Network Design and Construction, Hawley Construction, and Prindle Hill Construction. He said Prindle Hill Construction came back with the lowest bid of \$575,000. He said calls were made to check references, including Silver Petrucelli, who gave positive feedback. Mr. Evans said all bonds were received and a standard A1A contract has been drawn up. He said this contract signing will take place 10:45 a.m., June 4, 2020, at which time the Mayor will sign.

Mr. Evans said there were five bids for the Prendergast School boiler project. He said the companies were; Connecticut Boiler, West State Mechanical, Rivco Construction LLC., All State Construction Inc., and ISB Services, who later withdrew their bid. He said a questionnaire was sent to All State Mechanical and Rivco, the two lowest bidders on the project. He said all references were checked out and were favorable for Allstate Construction, the lowest bidder, and they were awarded the project. Mr. Evans said the project will be under budget by \$10,000 to \$15,000 after paying the remaining contract and engineering fees to DeCarlo and Doll.

Mr. Evans said on May 12, 2020, the Board of Aldermen voted to transfer a total of \$132,000 into the Coe Lane referendum project located at the high school. Mr. Evans told the Board this amount was the remaining balance from the Mead School parking project and the AMS boiler project. He said the project was advertised on Sunday, May 24, 2020 and there will be a mandatory walk through on Thursday, June 4, 2020 at 9:30 a.m. Mr. Evans said the return of sealed bids deadline will be June 18, 2020 and he said at that time they will look at contractors and get the project underway.

Mr. Scarlata asked how much in total was available for this project. Mr. Evans said the city transferred \$132,000 and his department has \$50,000 for the project. Mr. Scarlata asked what he predicted the project will cost in total and Mr. Evans said it will be very close to that amount.

B. Johnson Controls sustainability study and proposed scope of work.

Discussion: Superintendent DiBacco said he wanted to let everyone know there is potential for huge savings that may be available to the district regarding this project. He said he contacted the Office of School Grants and Review for a question and answers meeting. He also said his biggest concern will be to confirm the large savings from grants that hopefully are available. He said there might be more information needed but he is looking forward to the meeting.

all. Evans said Johnson Controls came in early January 2020 to discuss the plan, as well as what services they can deliver. He said the company took all of his paperwork regarding the details with the roofs. He said he was looking at all options on savings for the

district. Evans said the company presented a lengthy energy audit. He said they also received a proposal from Johnson Controls for other projects that may be completed with reimbursements.

Superintendent DiBacco said it looks like it will be a 20 year project to complete all efficiencies. He said there may be benefits, but he wanted to reach out to the people that would actually be providing the reimbursements. Superintendent DiBacco invited Mr. Tom Roe to speak regarding the reimbursements. He said he does not know enough about the details and would like for the committee to be informed as well. Mr. Roe said the only roof that is eligible for anything is the high school. He said the other roofs were replaced, but the statute requires the roof to be 20 years old. He said the roofs were redone within the last eight years. He said this means the roofs are not eligible for replacement or solar. Ms. DiGiorgi said she remembers when the solar was put on, there were a lot of problems regarding leaks and damage. She said she was thinking the panels should go on the ground. Mr. Evans said that is a consideration, but regionalization and new construction for a middle school need to be taken into consideration before the land is used for ground solar panels. He said the placement of panels is also a subject that needs to be discussed. Mr. Roe advised different options regarding the current solar that is installed on the high school roof. He said the panels will have to be removed before the 20 year life of the roof and it will have to be looked at by the responsible party, which is not the state. Mr. Bshara said he believes the intent is that the current solar agreement will be bought out and then replaced by Johnson Controls.

Mr. Roe said the roof was not deemed complete until 2002 by a Board of Ed. Meeting and this is why they are not considered twenty years old. He said there are also other projects that were not closed out as of yet. Superintendent DiBacco said he is going to work to hopefully get some of the project dates retro-active. Mr. Roe said that is not favorable, but it can be discussed. Mr. Kermit said the state does not participate in power purchase agreements. He said the city has to own the system. Mr. Roe said he would suggest calling other municipalities that have used Johnson Controls. He said he knows Seymour and Gilford are using the contractors at this time. Mr. Bshara asked if the fact that the high school roof is only eighteen years old, make it ineligible for reimbursement. Mr. Roe said 10% would be lost for the project. Superintendent DiBacco said if you look at the surrounding area of the elementary schools and the middle school, there is no feasible land to install.

all. Kermit said the reimbursement percentage varies from year to year. He said a buy-out was mentioned, and that will not be an expense that is eligible for reimbursement from the state. Evans asked if there is a difference in reimbursement rate for ground solar and installed roof solar. Roe said right now the reimbursement is the same. Superintendent DiBacco asked Roe if there is funding for a possible regionalization project or if a new school was built by the district. Roe confirmed that is true, and the funding is available. Roe said if the current middle school was abandoned right now, funds would be owed back to the state for amortization on the roof. Bshara asked if there are a lot of towns using Johnson Controls and have applied for rebates through the VAS. Roe said there are a few, and he would encourage phone calls to be made. Scarlata asked if there is any risk in having ground installation solar panels around or near a school. Kermit said vandalism is the main concern and it is the town's responsibility.

The committee thanked Mr. Roe and Mr. Kermit for answering all of their questions.

Superintendent DiBacco told the committee he wanted the gentlemen to attend because this is a huge expense and it is necessary to know any work that will be done is confirmed. He said there is some homework to do, more conservations will happen, before any decisions are made regarding this project. Mr. Evans said if we can get a layout from Johnson Control's proposal, he would like to compare what is and is not eligible for reimbursement. He added if it is not going to be reimbursed, we can determine if there will even be a savings.

Mr. Bshara said he believes this allows us to replace capital equipment and utilize energy savings to pay for the capital. He said he does not believe it to be solely about the savings. He said the energy savings will be used to pay for the debt for all of the city-wide projects. Superintendent DiBacco said he thinks some of the projects can be done, but it may be beneficial to hold off on others that are not necessary or make sense replacing. He said he also wants to see where the cost is going to fall for the city. He said unless it is absolutely necessary, he does not want to spend a large amount of money.

Mr. Evans said the most important thing he feels is to get the roof projects closed out and move forward from that. He said the last school building commission did not follow through with closing out these projects. Mr. Bshara said this happened at the Board of Ed, the city has nothing to do with that. Mr. Bshara said he understands the Derby Middle School does not have a certificate of occupancy. He asked if this has any bearing if we determine Regionalization. Superintendent DiBacco said the building is not paid for, there is money owed. Mr. Bshara said the group should speak with Johnson Controls and ask questions. Superintendent DiBacco said there will be another meeting scheduled and Johnson Controls will be invited. He also added he would really advise the committee to look into all the details, because he does not want to be financial burden on the taxpayers if projects that are not eligible for reimbursement get approved. He said he is looking to prevent any extra expense for the city.

Superintendent DiBacco thanked everyone for their time.

IV. Public comments.

v. Adjournment

MOTION: To adjourn meeting at 4:54p.m.

MEMBERS OF THE BOARD	MOTION	YES	NO	ABSTAIN
MR. RICH BSHARA		X		
MS. DIGIORIGI	1	X		
MR. VINNY SCARLATA		X		

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Respectfully submitted,

Cassie Venson

Cassie Venson Recording Secretary
Date: 6/6/2020