

ANSONIA PUBLIC SCHOOLS BOARD OF EDUCATION

Facilities Committee Minutes

PLACE: Zoom, teleconference Meeting **DATE:** 10 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		

II. Public Comments.

There were no comments at this time.

III. Review and possible action regarding the items below.

Mr. Scarlata asked Superintendent to lead the meeting.

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

47483647. Superintendent DiBacco asked Mr. Bob Evans, Facilities Director, to give an update. Mr. Evans said the Prendergast School boiler project has been written up with the mayor, and a walk through took place. He said there were twelve members present, and the bid is due June 18, 2020. Mr. Evans said the contract has been signed by the mayor and the lot will be cleared very soon for the AHS maintenance storage garage.

B. Discussion of closing out capital projects.

Discussion: Superintendent DiBacco asked Mr. Evans to give an update. Mr. Evans said he is looking into information regarding the roofing projects that were written up in 2013-14. He said the roofs are eight years old, but the project was never closed out. Mr. Evans said the roof cannot be reimbursed for another twenty years and this needs to be taken care of. Superintendent DiBacco said there are four roofs that are not closed out. He said this will have to be a motion done at the next board meeting. He said the closing of these jobs will benefit from the reimbursement that will be given back to the city.

Ms. DiGiorgi asked how that could have happened. Mr. Evans said it may not have been pushed through the School Building Commission to close the projects out. He said he would have to go back and look at the minutes from the School Building Commission to see if they were closed out. He said there was a different administration at the time. Ms. DiGiorgi said it is pretty upsetting to hear. Superintendent DiBacco agreed, he said it is not something he was expecting to hear. He said he will look into why it happened. Ms. DiGiorgi said it would be interesting to see why it happened and be sure to prevent it from happening in the future. She would not suggest to go crazy trying to figure it out, since it is already done and there are more pressing issues to take care of. Superintendent DiBacco agreed.

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

Discussion: Superintendent DiBacco said there were questions at the last meeting with the sustainability with Johnson Controls work that was being proposed. He said Aaron from Johnson Controls was asked to come in and fill the group in as well as answer any questions. Mr. Aaron Alibrio said he said May 2019, discussions took place with the mayor regarding needs within the city. He said they discussed different funding methods that can be used to pay for projects. He said during the summer 2019 utility information was collected and then comparison within the area and there was potential for improvement. He said the engineers gained knowledge from Mr. Evans as well as Mr. D'Alessio, with the city. He said they sat down and presented a detailed energy audit.

He presented a Powerpoint to the group and explained in great detail the suggested project that came about. He said the presentation was shown to the Board of Aldermen some time ago. Mr. Alibrio said the future savings are to be put aside, basically paying for the project. He named other towns in the area that are participating in this type of project. He showed that looking at the utility expenses and then after the project is completed, there will be savings and benefits along with the lower operating costs. He

said this is looking at electrical and natural gas projects that will lead to savings. He said the audit shows 70% of the savings will be solar installations. Mr. Alibrio said if the projects are done, you're able to lower operating cost and then it will be used for the capital improvements payoff. He also stated if nothing is done, the spending of approximately \$1.4 million will continue and the amount will go up. He said the benefits of improved measures will not be there. He said the savings are leverage to pay the debt. Mr. Alibrio explained details of all the projects for the schools, as well as the city which included new roofing, solar paneling, cooling systems for fire houses, PV at Public Works, windows and funding for the Police Department on 65 Main Street. He said the scope was reduced and some projects were taken out to reduce costs. He said the estimated reimbursement from the state is \$6.8 million. Mr. Alibrio went on with the payment options regarding loans. He discussed the clean air and green benefits prove to be an interesting fact as well. He said there will be documentation to provide calculations of what will be going into each job with the management of all aspects. Mr. Bshara asked if the numbers are different from the original proposal. Mr. Alibrio said he received a phone call regarding just a roofing project for now. He said he agrees with it and this is how the funding was altered. Superintendent DiBacco reminded Mr. Alibrio that there will be the need for several trees to be removed. Mr. Alibrio said this would be something that was part of the cost. Superintendent DiBacco said he would like to ensure every cost is accounted for and will not have to go back and ask for more funding for this project.

Superintendent DiBacco thanked everyone for their time.

Mr. Scarlata said we have solar panels that cost approximately \$50,000 right now. Mr. Alibrio said the proposal is to buy out that PPA. He said it started out and then increased so that is the reason why the district is paying so much. He said the panels would be owned and there will be no payment increase.

Mr. Scarlata asked Mr. Bshara if he is ok with this. Mr. Bshara said there is no savings to the board of Ed. He said he is having a hard time with the projection because there will be a variation in dollars if energy goes up or down.

Superintendent DiBacco said that is a great point because the increase of 3% might not be an advantage. Mr. Bshara said the rate of increase cannot be predicted so it is unknown. He said it's a cause for concern and there needs to be an understanding between the city and board of Ed. He said the benefit is going to fund other projects so there will need to be discussion regarding how this savings piece will apply to the schools. Mr. Bshara said he has questions with the Middle School costs because there is no guarantee how long that school will be there. He said within five years the school most likely not be there. He said from the Board of Ed. side that is not a savings. Superintendent DiBacco said he would also like to see what happens with regionalization and the buildings. He said there is the question of how costs will be divided with a potential regionalization. He told Mr. Alibrio he would like to sit down in person with the committee to see what all options looks like. He said there is a lot of numbers, there is a lot of debt, and there is the need for careful attention. The group discussed details on the types of solar panels, installation, warranties, and replacement of any malfunctions.

The committee thanked Mr. Alibrio for his time.

Mr. Bshara said he would like to see if all projects have been completed. Mr. Evans said he will check.

IV. Public comments.

v. Adjournment

MOTION: To adjourn meeting at 5:36p.m.

MEMBERS OF THE BOARD	MOTION	YES	NO	ABSTAIN
MR. RICH BSHARA		X		
MS. DIGIORIGI		X		
MR. VINNY SCARLATA		X		
		3	0	0

Respectfully submitted,

Cassie Venson

Cassie Venson Recording Secretary
Date: 6/15/2020