REGION 10
BOARD OF EDUCATION
SPECIAL MEETING

Listening Forum

January 28, 2026

John A. Deeb Auditorium

Regional School District #10

Roof Replacements and HVAC Upgrades

January 28, 2026



HVAC UPGRADES

Main priorities of the Roof Top Unit (RTU) project is to replace the units that are at the end of life and to add cooling to the schools.

LSM/HB CAMPUS

- Phase I RTU Replacements completed using ARP ESSER Funds, replaced RTU 21, 23, 30, 36
- Phase II RTU Replacements completed with a 50% matching Indoor Air Quality Grant from the State of Connecticut, replaced RTU 9, 22, 24, 25, 26, 27, 31, 32, 33, 41

- Phase I and Phase II units are all units identified in a commissioning and ventilation systems assessment performed in September of 2022 by Consulting Engineering Services.

- **Bond Project RTU Replacements, replace RTU's 8, 28, 29, 34, 35, 37, 38,39, 40. This would replace aging units and add cooling to all classroom spaces.**

- After all projects are complete, the following RTU's will not have been replaced on the LSM/HB campus:

10, RTU 1, 2, 3, 4, 5, 6, 7, 10, 11, 13, 15, 16, 17, 18, 20. Of these units the following units have cooling 2, 5, 7, 15, 16, 17, 18. The units without cooling service the following areas HB gym/locker rooms (RTU 1, 3, 4), LSM/HB kitchen (RTU 6), LSM locker room (RTU 11), LSM gym (RTU 12, 20) and LSM trainers room (RTU 13).

ELLANA
Construction Cost Consultants

Town of Burlington, CT
Region 10 Secondary Schools
Lewis S. Mills High School and Har-Bur Middle School
RTU Replacements - Phase 3
Feasibility Estimate

8/9/2023

01	General Requirements		5,000	
07	Thermal & Moisture Protection		30,000	
23	HVAC		1,492,817	
26	Electrical		110,695	
TOTAL TRADE COST			**1,638,512**	
General Conditions		3.00%	49,155	
	Subtotal		1,687,667	
OH&P		5.00%	84,383	
	Subtotal		1,772,051	
Contingency - Design		5.00%	88,603	
	Subtotal		1,860,653	
Escalation		2.00%	37,213	
	Subtotal		1,897,866	
*** 6.00% p.a. through 3Q 2023*				
TOTAL CONSTRUCTION COST			**1,897,866**	

HVAC UPGRADES cont.

Harwinton Consolidated School

- Capital fund – replaced unit in the gymnasium to provide a single-zone variable air volume heating and ventilation unit, with code minimum outside air and energy recovery.
- **Bond Project would replace aging units and add cooling to all classroom and office spaces.**
- This does not include replacement of the RTU for the gymnasium.

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Construction Cost Consultants

Town of Burlington, CT
Harwinton Consolidated Elementary School
Ventilation Systems Assessment Study
Feasibility Estimate

4/30/2024

01	General Requirements		8,000		
02	Existing Conditions		16,000		
05	Metals		15,000		
07	Thermal & Moisture Protection		73,500		
23	HVAC		1,306,240		
26	Electrical		91,530		
TOTAL TRADE COST			1,510,270		
General Conditions		3.00%	45,308		
Subtotal			1,555,579		
OH&P		5.00%	77,779		
Subtotal			1,633,357		
Contingency - Design		10.00%	163,336		
Subtotal			1,796,693		
Escalation		2.50%	44,917		
Subtotal			1,841,611		
** 5.00% p.a. through 3Q 2024					
TOTAL CONSTRUCTION COST			1,841,611		

HVAC UPGRADES cont.

Lake Garda School

- Capital fund – replaced unit in the gymnasium to provide a single-zone variable air volume heating and ventilation unit, with code minimum outside air and energy recovery.
- **Bond Project would replace aging units and add cooling to all classroom spaces.**
- This does not include replacement for units that service the art room, gymnasium, nurses office, a reading room and hallway and a hallway and storage room.
- *Does not include abandoned units A8 and A7 in the kindergarten spaces that currently use electric heat.*

ELLANA
Construction Cost Consultants

Town of Burlington, CT
Lake Garda Elementary School
Ventilation Systems Assessment Study
Feasibility Estimate

4/30/2024

01	General Requirements		5,000		
02	Existing Conditions		80,000		
05	Metals		75,000		
07	Thermal & Moisture Protection		35,000		
23	HVAC		784,951		
26	Electrical		50,060		
TOTAL TRADE COST			1,030,011		
General Conditions		3.00%	30,900		
Subtotal			1,060,911		
OH&P		5.00%	53,046		
Subtotal			1,113,957		
Contingency - Design		10.00%	111,396		
Subtotal			1,225,353		
Escalation		2.50%	30,634		
Subtotal			1,255,987		
*** 5.00% p.a. through 3Q 2024*					
TOTAL CONSTRUCTION COST			1,255,987		

ROOFING REPLACEMENTS - LGS

Solution Option:	Replace	**Action Year:**	2026
Square Footage:	36,000	**Expected Life (Years):**	35
Budget:	$1,980,000.00		

2-ply Modified Bitumen Roof System

Garland recommends a full reroof on the low sloped sections with a redundant, mineralized capped modified built-up roof assembly. The system should be installed in either cold or hot applied adhesive. This system has been proven to be the most durable roof assembly available. This multi-ply roofing system is warranted for 30 years and when coupled with the low maintenance costs, this system has lowest life cycle cost in the industry. The No Dollar Limit (NDL), leak free, warranty covers the entire system and workmanship as opposed to just the membrane.

Proposed Scope of Work

- Remove existing roofing system to deck and dispose of all materials according to CT state laws
- Provide all OSHA required safety measures
- Repair all decking as necessary
- Adhere vapor barrier to deck
- Apply a tapered insulation system to meet minimum state energy code, staggering and sealing all joints
- Adhere coverboard to insulation
- Install base sheet in either hot or cold process
- Install mineral cap sheet in either hot or cold process
- All flashings to receive same piles
    - All vertical seams to be sealed in three-course aluminized mastic and fiberglass scrim.
- Install all new metal perimeter edging and coping cap systems, as required.
- Apply a reflective, aluminized coating to the entire roof membrane, protecting the membrane from harmful UV exposure.
- Clean all debris from jobsite.
- Provide 30 year NDL (no dollar limit) warranty, subject to proper maintenance being applied throughout the life of the roof system.

Garland provides the following services at no cost:

- Construct system design and details for the roof replacement to meet CT Building Code, specification writing, assist RSD 10 by acting as project manager to represent their best interests.
- Hold, attend a pre-bid and pre-construction meetings to answer any questions until job completion.
- Perform job site inspections to ensure the proper materials are being used.
- Make sure that procedures are being followed to code and specification.
- Provide RSD 10 with photographic progress reports.
- Perform a final inspection with any punch list follow ups.
- Provide a 30 Year NDL Edge to Edge Warranty on the all roofing systems.
- Perform bi-annual follow-up inspections upon your request.

* Bidding contractors are responsible for verification of roof, fascia, penetrations and their integrity, gutter sizes and all building dimensions.
**This project's scope of work and budget are materialized by estimates and assumptions only. Deck integrity, asbestos/ PCB testing and abatement and contingencies were NOT considered in budget figures. No person(s) or company is to be held responsible for finalized project numbers until after a pre-bid meeting is held and labor is determined. Pricing was based on CT State wages and 2022 material costs.

ROOFING REPLACEMENTS – LSM/HB

Solution Option:	Replace	**Action Year:**	2027
Square Footage:	222,500	**Expected Life (Years):**	35
Budget Range:	$11,725,000		

2-ply Modified Bitumen Roof System

Garland recommends a full reroof on the low sloped sections with a redundant, mineralized capped modified built-up roof assembly. The system should be installed in either cold or hot applied adhesive. This system has been proven to be the most durable roof assembly available. This multi-ply roofing system is warranted for 30 years and when coupled with the low maintenance costs, this system has lowest life cycle cost in the industry. The No Dollar Limit (NDL), leak free, warranty covers the entire system and workmanship as opposed to just the membrane.

Proposed Scope of Work

- Remove existing roofing system to deck and dispose of all materials according to CT state laws
- Provide all OSHA required safety measures
- Repair all decking as necessary
- Adhere vapor barrier to deck
- Apply a tapered insulation system to meet minimum state energy code, staggering and sealing all joints
- Adhere coverboard to insulation
- Install base sheet in either hot or cold process
- Install mineral cap sheet in either hot or cold process
- All flashings to receive same piles
  - All vertical seams to be sealed in three-course aluminized mastic and fiberglass scrim.
- Install all new metal perimeter edging and coping cap systems, as required.
- Apply a reflective, aluminized coating to the entire roof membrane, protecting the membrane from harmful UV exposure.
- Clean all debris from jobsite.
- Provide 30 year NDL (no dollar limit) warranty, subject to proper maintenance being applied throughout the life of the roof system.

Garland provides the following services at no cost:

- Construct system design and details for the roof replacement to meet CT Building Code, specification writing, assist RSD 10 by acting as project manager to represent their best interests.
- Hold, attend a pre-bid and pre-construction meetings to answer any questions until job completion.
- Perform job site inspections to ensure the proper materials are being used.
- Make sure that procedures are being followed to code and specification.
- Provide RSD 10 with photographic progress reports.
- Perform a final inspection with any punch list follow ups.
- Provide a 30 Year NDL Edge to Edge Warranty on the all roofing systems.
- Perform bi-annual follow-up inspections upon your request.

* Bidding contractors are responsible for verification of roof, fascia, penetrations and their integrity, gutter sizes and all building dimensions.

**This project's scope of work and budget are materialized by estimates and assumptions only. Deck integrity, asbestos/ PCB testing and abatement and contingencies were NOT considered in budget figures. No person(s) or company is to be held responsible for finalized project numbers until after a pre-bid meeting is held and labor is determined. Pricing was based on CT State wages and 2023 material costs.

Solution Option:	Replace	**Action Year:**	2025
Square Footage:	7,500	**Expected Life (Years):**	50
Budget Range:	$337,500.00 - $375,000.00		

In the case that a restoration is not chosen, or is unable to be performed, Garland suggests replacing the existing standing seam metal roof with a new Garland R-Mer Span standing seam metal roofing system. This roofing system will carry a leak-free 35 year warranty, with a projected lifespan of 50 years, providing a worry-free solution for decades. The following is a high-level sample of of the projected scope of work:

- The existing roof would be stripped down to the deck, materials properly disposed of
- High-temp underlayment applied to deck surface
- Custom designed R-Mer Span roofing system installed, engineered to hold up to high winds and extreme weather
- Roofing system is designed to self-adjust as the building shifts, eliminating warped roofing panels and/or open conditions
- 35-year NDL, leak-free warranty

Garland provides the following services at no cost:

- Construct system design and details for the roof replacement to meet CT Building Code, specification writing, assist West Springfield PS by acting as project manager to represent their best interests.
- Hold and attend a pre-bid and pre-construction meetings to answer any questions until job completion.
- Perform daily job site inspections to ensure the proper materials are being used and procedures are being followed to code and specification.
- Provide client with daily progress reports.
- Performa final inspection with any punch list follow ups.
- Provide a 35 year Warranty on the all roofing systems.
- Perform bi-annual follow-up inspections upon your request.
- Bidding contractors are responsible for verification of roof, fascia, penetrations and their integrity, gutter sizes and all building dimensions.

**This project's scope of work and budget are materialized by estimates and assumptions only. Deck integrity, asbestos/ PCB testing and abatement and contingencies were NOT considered in budget figures. No person(s) or company is to be held responsible for finalized project numbers until after a pre-bid meeting is held and labor is determined. Pricing was based on CT states prevailing wages and 2023 material costs.

ROOFING INFORMATIONAL - HCS

Low-Slope: This roof is in good shape at 14 years old, with minimal issues reported. I'd recommend carrying a maintenance budget to address some issues we found in the inspection, including perimeter UV exposure and addressing a poorly done repair from years past on a drain.

Chimney: This chimney is slowly becoming more damaged from water infiltration, causing spalling bricks, failing joints and large cracks. Small pieces of masonry are falling onto the roof below, risking damage. We recommend installing a metal wall panel system be installed to encapsulate the chimney, preventing further water infiltration and damage, and ensuring that water will not leak into the building.