

SHERMAN BOARD OF EDUCATION  
MAINTENANCE COMMITTEE MEETING  
TUESDAY - SEPTEMBER 14, 2021

**Vision Statement**

**We enable all Sherman Students to become the best possible version of themselves.  
We provide an environment where our children develop into empathetic, self-directed,  
critical thinkers who don't give up when faced with challenges.**

The Maintenance Committee meeting of the Sherman Board of Education was called to order by Mr. Laughlin at 10:07 AM on September 14, 2021.

**1. PRESENT:**

For the Board:	Mr. Laughlin, Mr. Vogt, Mr. Neunzig, Mr. Berlandi, and Mrs. Diotte
Administration:	Dr. Melendez, Mrs. Coonan, and Mr. Lombordozzi
Officials:	Mrs. Dixon and Mrs. Fabbiani of the Office of School Construction Grant Review (OSCGR)
Residents:	1

**2. DISCUSSED:**

**2.1 Discussion Regarding State Reimbursement and Capital Project Planning with Office of School Construction Grant Review (OSCGR)**

Discussion took place regarding PK-8 enrollment, the most recent projections prepared by Peter Prowda, and the usability of two year old data for a potential application for state grant assistance. OSCGR confirmed that current data could be updated via a supplemental submission by Dr. Prowda to his most recent projections. Enrollment exceeded prior projections for the current school year based on the actual student population at this time.

Major system failures were reviewed including water systems, roofing, and HVAC. OSCGR reiterated their prior suggestion regarding further coordination with the State Department of Health related to water systems. Mr. Laughlin provided a presentation of current conditions (attached hereto). A vintage plan of condition ratings established by the Friar Facility Conditions Assessment were discussed. A current floor plan inclusive of existing uses was also reviewed.

OSCGR described the drawbacks of a piecemeal approach to addressing the compounding capital needs of the facility. These included a price premium associated with the on/off cycle of construction and multiple mobilizations this approach would require. They also described from their experiences in other districts the difficult nature of section by section construction and how each project likely would touch or impact work that was done on another project. OSCGR also emphasized that in a facility of this nature and age there would be unknown expenses that would be found in a project by project approach to construction, likely expanding individual project scopes and costs once work had begun.

They suggested that a comprehensive approach was best suited for Sherman given the many issues which must be addressed and their interconnected nature. They also expressed that such an approach would likely have a lesser impact on students/staff within the facility during a period of construction, and that it would be shorter in duration should a comprehensive approach be adopted. They confirmed that such an approach would allow for projects to be completed once and in a manner that would have lasting impact over the next twenty years. They also suggested the timing of an application for such an approach this cycle may be advantageous.

The roof project as currently proposed was also reviewed. OSCGR expressed concerns about the current approach to replacement given the potential for additional costs due to unforeseen conditions. Additional repair options were reviewed that would be less invasive, not disturb other structural components, and resolve leaks in the immediate term. OSCGR requested further consultations as any repair/replacement project moved forward prior to the approval of final work scopes and execution of contracts. Potential reimbursement and the process to receive such grant assistance for a roof project only was also discussed.

Discussion then took place about how a comprehensive project focusing on existing built space, not utilizing portable classrooms, and appreciating the current size, age, and nature of multiple additions, both used and unused, comprising the total facility is an avenue worthy of further exploration. This would still require creative adaptation of existing space to right size the facility for the current and projected student population that is now much lower than it was at the time of the last major addition to the facility in the late 1990s.

The meeting concluded with a commitment to continue conversations with OSCGR about interim steps to address emergency facility needs as well as the most prudent, financially responsible, and least disruptive path forward to address long term capital needs.

### **3. ADJOURNED**

Meeting adjourned at 11:14 AM

Respectfully submitted,

Tim Laughlin  
Chair, Maintenance Committee