

**AGENDA**  
**SHERMAN BOARD OF EDUCATION**  
**SPECIAL MEETING**  
**WEDNESDAY - SEPTEMBER 29, 2021**  
**7:00 PM**

**ZOOM ONLY**

<https://shermanschool.zoom.us/j/8603553793>

Dial Into meeting: +1-929-205-6099

Meeting ID: 860 355 3793

**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.**

**1. CALL TO ORDER**

**2. DISCUSSION**

- 2.1. Discussion and Possible Action to Approve Maintenance Committee Recommendation to Modify Approach to Roof Repair and Renovation. See attachment 2.1.1.
- 2.2. Discussion and Possible Action to Approve Maintenance Committee Recommendation to Replace HVAC Controls. See attachment 2.2.1.

**3. ADJOURNMENT**

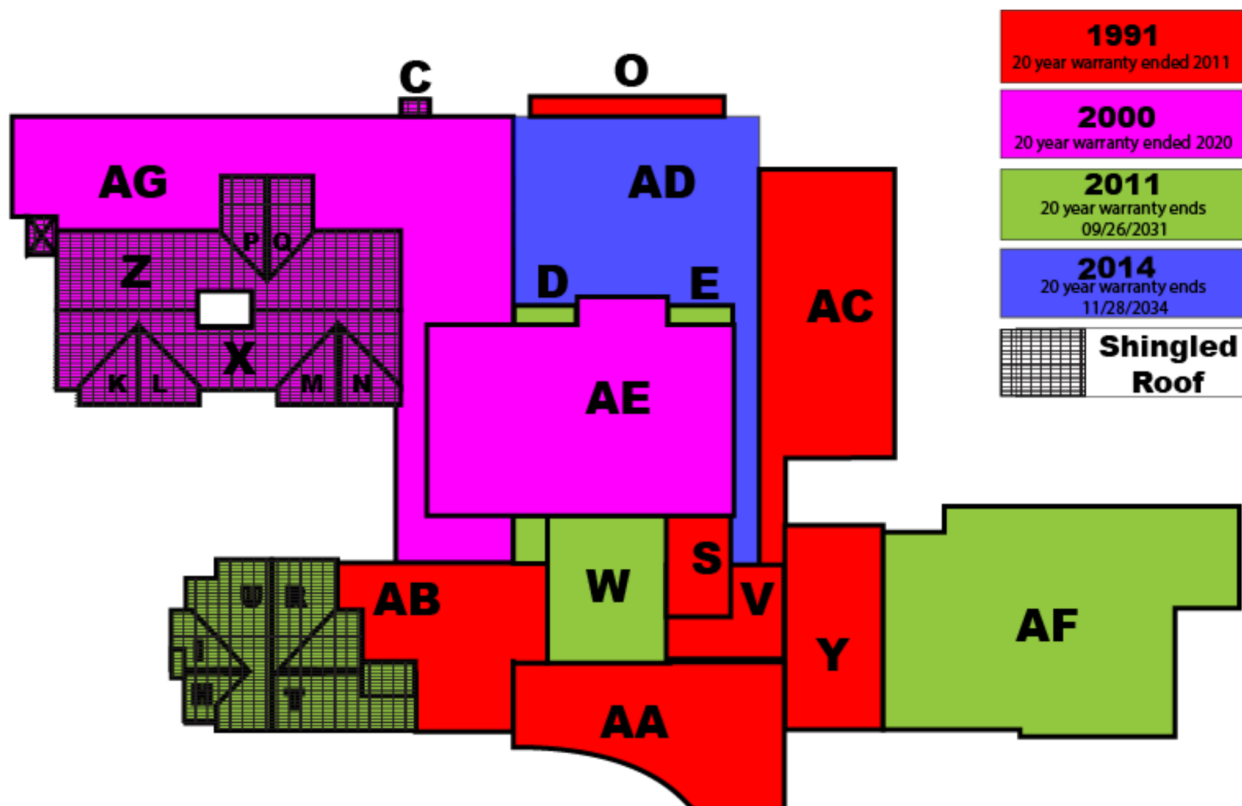


SHERMAN BOARD OF EDUCATION  
MAINTENANCE COMMITTEE

RECOMMENDATION TO MODIFY APPROACH TO ROOF REPAIR AND RENOVATION

*Background*

The Board of Education previously selected Barrett, Inc. to replace sections AA, AB, AC, O, S, V, and Y as indicated below<sup>1</sup>. This determination was made following a presentation to the Committee where the Administration presented RFP responses<sup>2</sup>, and with available information at that time, had recommended a full replacement. Voters approved funds not to exceed an amount of \$575,000 for the “repair and renovation of the roof at Sherman School” via Town Meeting on September 14, 2021<sup>3</sup>. Prior to local funding authorization, the Committee informed the Board of Selectmen about efforts to further discuss available grant offsets and other considerations related to a replacement project with the Office of School Construction Grants & Review (OSCGR). The Committee met with OSCGR officials twice regarding the proposed roof replacement project.<sup>4 5</sup>



<sup>1</sup> <http://www.shermanschool.com/common/pages/DisplayFile.aspx?itemId=9386456>

<sup>2</sup> <http://www.shermanschool.com/common/pages/DisplayFile.aspx?itemId=9383018>

<sup>3</sup> [http://cms6.revize.com/revize/shermanct/document\\_center/Agendas%20&%20Minutes/Town%20Meeting/2021/TM09142021MIN.pdf](http://cms6.revize.com/revize/shermanct/document_center/Agendas%20&%20Minutes/Town%20Meeting/2021/TM09142021MIN.pdf)

<sup>4</sup> <http://www.shermanschool.com/common/pages/DisplayFile.aspx?itemId=9762713>

<sup>5</sup> <http://www.shermanschool.com/common/pages/DisplayFile.aspx?itemId=9796973>

## ***Rationale***

The Committee reviewed the originally approved scope in detail conferring, as previously mentioned, on two separate occasions with OSCGR. Concerns were raised about proceeding with a replacement project at this time given several factors including, but not limited to:

- Lack of an independently reviewed engineering/architectural analysis that informed bid specifications, responses, and construction contract provisions, or fully appreciated the potential for future addition of solar energy systems and/or other roof based building system components, as well as the likely modification of the overall facility footprint as it relates to the "K-Wing";
- The ability to easily conduct invasive work as proposed without disruptions to the student learning environment;
- The extremely likely potential of additional, unforeseen costs due to the age of the proposed roof areas in need of repair as well as the age of the overall facility;
- Probable issues outside of the contemplated work scope with structural and/or other components (decking, EFIS, etc.) that are interconnected with the proposed roof areas in need of repair, and;
- The inability to receive state financial assistance in the form of grants that would otherwise be available but are not at this time given the manner that the procurement process was conducted.

Furthermore, OSCGR confirmed that a replacement project would be eligible for reimbursement at our current rate of 25%<sup>6</sup>, whether as a stand alone project or as part of a more comprehensive long term approach to address facility based capital needs. Proceeding with a repair similar to the "Alternate 1" scope specified within the RFP, and then properly applying for state grant assistance for a future replacement project would have a similar total cost to taxpayers as the previously endorsed approach. The total amount of eligible reimbursement in this case would be nearly equal to the total cost of the lowest bid received for "Alternate 1" repairs based on current pricing. Repairing the roof in a similar fashion to the proposed "Alternate 1" repairs now would allow leaks to be remediated in the near term while continued planning on long term solutions was discussed minimizing additional costs taxpayers would otherwise have to bear.

## ***Proposed Action(s)***

The Committee recommends that the Board of Education:

- Rescind its prior endorsement of a replacement project utilizing "Base Bid 1" specifications and the selection of Barrett, Inc. to conduct this work, and;
- Approve a repair project utilizing "Alternate 1" specifications, or similar specifications for a comparable material, and repair all areas originally targeted for replacement in the most expeditious manner possible.

**APPROVED BY COMMITTEE ON 9/28/2021**

**3 - IN FAVOR**

**0 - OPPOSED**

**0 - ABSTAINING**

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<sup>6</sup> <https://portal.ct.gov/-/media/DAS/Office-of-School-Construction-Grants/Task-188---Required-Forms-Regarding-Plan-Review-and-Approval/FORM-SCG-1060.pdf>



## SHERMAN BOARD OF EDUCATION MAINTENANCE COMMITTEE

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### RECOMMENDATION TO REPAIR AND REPLACE HVAC CONTROLS

#### ***Background***

The Board of Education previously issued an RFP for the replacement and upgrade of HVAC control systems<sup>1</sup>. The goal of this request was to ascertain pricing to improve control of HVAC systems and components that are functionally obsolete. The current control system and software is Windows 95 based, it continues to experience issues with operability and has reached a point of critical failure not easily remedied without replacement and upgrade. The Administration presented RFP responses to the Committee<sup>2</sup> which ranged in cost from \$81,000 to \$220,400. These costs included replacement and upgrade of control system hardware/software as well as individual component controls throughout the facility.

#### ***Rationale***

The Committee reviewed the RFP responses and determined the project scopes proposed were not appropriate at this time given several factors including, but not limited to:

- The total cost of proposed replacements and upgrades being significant and not achieving desired results;
- That even with the proposed replacements and upgrades, the HVAC components a new system would control are also aging and in many cases in need of replacement;
- The extremely likely potential of proposed replacements and upgrades not easily being integrated into future work as it relates to other upgrades of HVAC components themselves;
- The more efficient use of taxpayer funds to upgrade control systems as part of a more comprehensive project scope which would improve HVAC controls, systems, and aging components throughout the facility in a more integrated manner at the same time, and;
- The need to resolve outstanding long term facility planning questions required to properly engineer a more comprehensive and fully integrated HVAC system upgrade.

Furthermore, the Committee requested the Administration identify lower cost alternatives that would not require individual component controls to be modified at this time. The goal of this request was to resolve the most pressing control failures to permit heating and ventilation during cold weather months to remain fully operable given the unique operating constraints of the COVID-19 environment. The Administration consulted with the existing control system vendor, Johnson Controls, who provided an

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<sup>1</sup> [http://www.shermanschool.com/about\\_us/board\\_of\\_education/request\\_for\\_proposals\\_\\_bids](http://www.shermanschool.com/about_us/board_of_education/request_for_proposals__bids)

<sup>2</sup> <http://www.shermanschool.com/common/pages/DisplayFile.aspx?itemId=9622677>

option to upgrade the control system hardware/software only. Given that the control components throughout the facility are also manufactured by this vendor and are not easily integrated with any other types of control systems the Committee agreed awarding a sole source contract for this upgrade project to Johnson Controls was warranted. The vendor also imposed a September 29, 2021 deadline to avoid a \$5,640 escalation in the originally proposed cost of \$27,234. Even in the most expeditious local funding approval scenarios this deadline could not be met. Given that and the importance of having fully operable heating and ventilation control systems during cold weather months while COVID-19 operability concerns remain acute the Committee concurred an emergency repair was required at this time.

***Proposed Action(s)***

The Committee recommends that the Board of Education:

- Authorize expenditure of operating and/or available COVID-19 related grant funds to award a sole source contract to Johnson Controls for the replacement and upgrade of the existing hardware/software system for an amount not to exceed \$28,000.

**APPROVED BY COMMITTEE ON 9/28/2021**

**3 - IN FAVOR**

**0 - OPPOSED**

**0 - ABSTAINING**