



SHERMAN BOARD OF EDUCATION

Via Electronic Mail

October 21, 2021

Don Lowe
First Selectman
Town of Sherman
Mallory Town Hall, 9 CT-39N
Sherman, CT 06784

Dear First Selectman Lowe:

We are writing to you today following the Board of Education's approval to transmit a funding request for repair of selected roof areas of the Sherman School. As we have discussed at length, the Board of Education previously determined that proceeding with a replacement project at this time was not in the best interest of our students and faculty, nor of taxpayers within our community. We recognize the concern you have expressed about this determination, but remain steadfast in our belief that repairing rather than replacing problematic roof areas right now is both prudent and appropriate when balancing a variety of factors that we must consider. Please find attached the approved recommendation outlining these factors and the specific roof areas we aim to expeditiously repair.

The original procurement that was issued in June, requested bids for three separate options which were engineered by the Garland Company, Inc. (Garland), a firm who supplies specific roofing products and related technical support services which has conducted work on the Sherman School facility in the past. Garland assisted the Administration in preparing the design and specifications for both replacement and repair options. While the two options for replacement were warrantied, the option for repair was not. However, all were deemed viable solutions to prevent further leaking in either the long or short terms.

To that end, we are requesting an amount not to exceed \$150,000 to award a contract to the lowest bidder, Imperial Company (\$142,900)¹, for Alternate 1 repairs specified within the issued procurement materials². Please note, should funds for repairs be approved, we may need to issue a change order permitting a substitute material with similar specifications to be used should the LiquiTech product manufactured by Garland be less readily available than suitable alternatives. Pending funding approval, we will immediately execute a contract for such work, which will allow us to accurately confirm product availability. Our goal has and continues to be quickly executing roof repairs as soon as practicably possible with a targeted late fall installation pending material availability and temperature based installation constraints.

Thank you for your consideration of this request. We also appreciate your willingness to move forward in a more productive way as the Board of Education continues its efforts regarding necessary capital repair projects at the Sherman School. We wholeheartedly agree that the Board of Education and the Board of Selectmen must work together, respecting our unique jurisdictional roles, to advance solutions that

¹ <http://www.shermanschool.com/common/pages/DisplayFile.aspx?itemId=9382901>

² http://www.shermanschool.com/about_us/board_of_education/request_for_proposals__bids

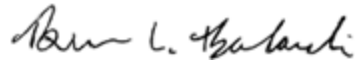
enhance our ability to support students and teachers in a safe, healthy, and educationally appropriate Grade PK-8 facility for many years to come.

Please feel free to reach any of us directly with questions or concerns that you may have. We are happy to make ourselves available to discuss this request further.

Sincerely,



James Neunzig, Chair



Brian Berlandi, Vice Chair

cc: Board of Education
J. Melendez, Superintendent-Principal
Board of Selectmen
E. Holub, Town Treasurer

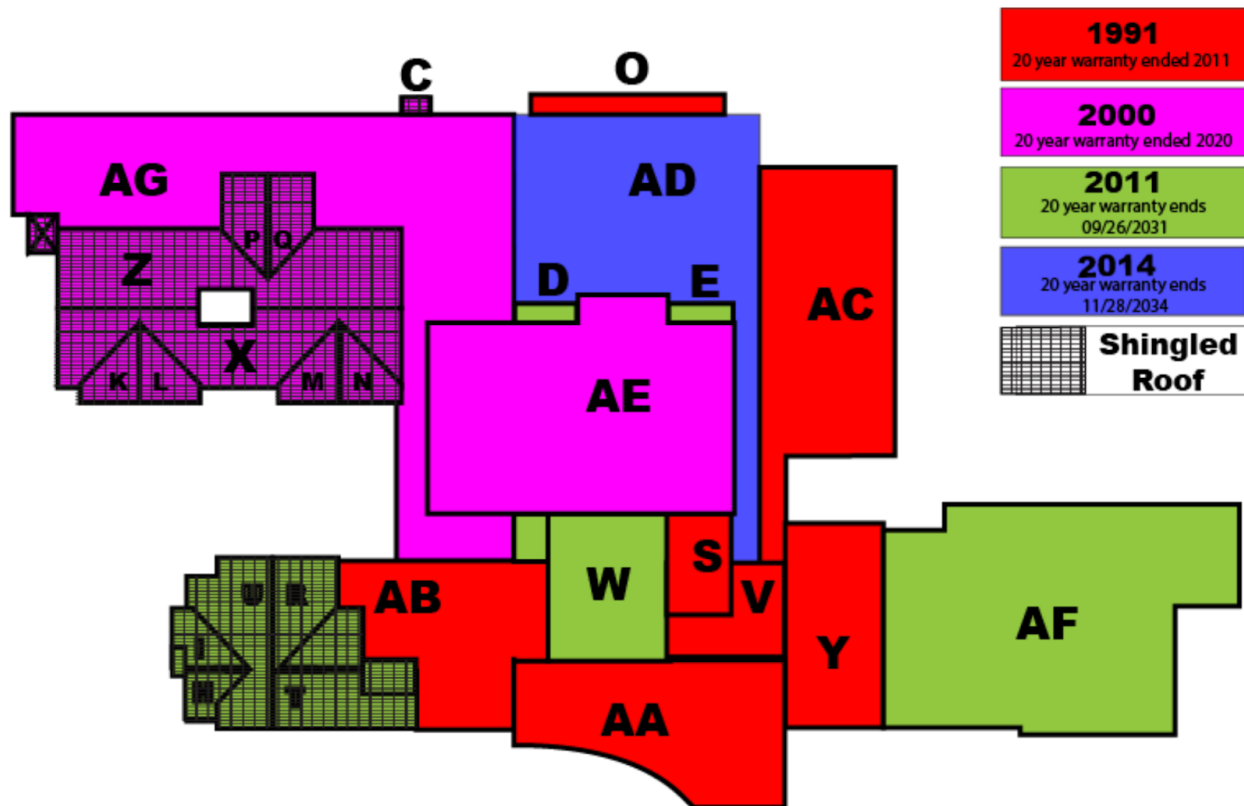


SHERMAN BOARD OF EDUCATION
MAINTENANCE COMMITTEE

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 below¹. This determination was made following a presentation to the Committee where the Administration presented RFP responses², 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, 2021³. 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.^{4 5}



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

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

³ http://cms6.revize.com/revize/shermanct/document_center/Agendas%20&%20Minutes/Town%20Meeting/2021/TM09142021MIN.pdf

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

⁵ <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%⁶, 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**

APPROVED BY BOARD OF EDUCATION ON 9/29/2021 **4 - IN FAVOR** **3 - OPPOSED** **0 - ABSTAINING**

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