

Stafford School
Roof Replacement Committee
Regular Meeting, September 19, 2019

Present: Chair Kris Irvine, Mary Fortier, John Freimouth, Karen Hintz, and Andrew Wood

Also Present: Bob Banning SP&A, Ken Linsley SP&A

1. CALL TO ORDER

The meeting was called to order at 5:35 p.m.

2. APPROVAL OF MINUTES

On a motion by Karen Hintz and seconded by Mary Fortier, it was voted to approve the minutes from the May 16, 2019 Special Meeting, the June 20, 2019 Special Meeting, and the July 24, 2019 Special Meeting.

3. PUBLIC PARTICIPATION

None at this time

4. PROJECT MANAGERS UPDATE

Tim Callahan introduced Ken Linsley and Bob Banning from Silver, Petrucelli & Associates. Introductions of committee members ensued.

Tim Callahan discussed the updated Ed Specs. At the last meeting, it was approved to add the photovoltaics to the scope of the project. For state purposes, an approval for the updated Education Specifications is required.

On a motion by Mary Fortier and seconded by Karen Hintz, it was Resolved, that the Stafford Roof Replacement Committee approves the Education Specifications for the Stafford School Roof Replacement located at 212 Louisiana Avenue in Bristol, CT and to forward to the Full Board of Education for approval.

Tim Callahan discussed the fees for the scope of adding the photovoltaics to the roof. The increase in the contract is \$29,700.00 bringing the total contract to \$52,450.00.

On a motion by Mary Fortier and seconded by Karen Hintz, it was unanimously voted to approve the additional engineering fees for the Stafford School Rooftop Solar Photovoltaic Design in the amount of \$29,700.00 and forward to City Council for approval.

Reviewed new costs with BOF city expenditures 1.3M/State reimbursement 1.1 M. Cost of PV is \$440 out of pocket \$173, save \$20,000/ year, payback is 6.8 years. Because of the reimbursement it is a good payback as some payback can be 20 to 25 years.

5. ARCHITECT'S UPDATE

Ken will be preparing const. docs. Meet with Tim onsite and prepare drawings to the state. Field work in the next 2 weeks. Couple more weeks for production and docs and plan the state PCR. They will request to waive the PCR meeting. Anticipate to get to PCR to early November. Bid just before the holidays. Anticipate to begin construction with the best price for the dollar in early summer 2020.

Finishing up paperwork on the security plan. This will need to be complete prior to the application to the state.

White roofing membrane vs. the black epdm is the preferred installation for PV products. Suggest TPO. BEHS has TPO and there are issues that are present there (heat welds and Winter issues). Would prefer to use the 90 mil. Consider the cost increase to add white for the PV, but prefer the black. White reflects rather than absorbs. Will discuss benefits of both and will reconvene with the committee

PV approval to go to BOE 10/2 and CC 10/8. Structural engineer to evaluate roof structure to determine areas to avoid or areas that may need attention. Preliminary design of PV to state any shift in system size or any other findings. The prep meeting for the PV system may be waived as well.

Considered as 1 bid set vs. two bid sets (roof and pv) The roof contractor would be responsible for all aspects as the lead with trades working together not separate projects. What is the best project delivery? Prior projects have separate #'s will coordinate whether they can be under one state project #. Bob wants to call roof contractors to ensure favor of the project if the bid package goes out together.

3 weeks to finalize drawings for PV. January PCR date. Can escalate to put together with the roof. Project of this size, no issues with the PV being constructed within the summer. They will work after hours to complete the PV connections. The gluing will be done during the summer to limit the potential of issues. SDS will be provided to the school for anyone requesting them.

Solar Panel manufacturers will be provided at the next meeting.

6. New Business

No new business at this time

7. Adjournment

The meeting was adjourned at 6:01 p.m.

Respectfully submitted,

Tara Landon

Tara R. Landon
Administrative Assistant/Operations

APPROVED