

**GRISWOLD SCHOOL BUILDING COMMITTEE
TOWN OF GRISWOLD**

DATE: Wednesday, August 5, 2009

I. CALL TO ORDER

A regular meeting of the Griswold School Building Committee (GSBC) was held in the Griswold High School Board room. Frank Everett, Chairman, called the meeting to order at 7:15 pm.

PRESENT: Frank Everett, Chairman John Taylor, Vice Chairman
 Stuart Norman, 2nd Vice Chairman Sharon Hvizdak
 Lou Rubino John Faulise
 Heather Edge

ABSENT: Philip Anthony Peter Dorff
 Erik Kudlis Elizabeth Longacre, Secretary

ALSO PRESENT: Richard Foye, interim superintendent of Griswold Public Schools (GPS)
 Paul Freeman, appointed superintendent of Griswold Public Schools (GPS)
 Susan Rourke, principal, Griswold Elementary School (GES)
 Alan McLellan, senior project manager, FIP
 Philip Rees, project manager, FIP
 Charles Boos, architect, Kaestle Boos Associates (KBA)
 Matt Ranelli, Attorney, Shipman and Goodwin
 Erik Ness, Attorney, Shipman and Goodwin

II. APPROVAL OF 7-15-09 REGULAR MEETING MINUTES

Motion: By Heather Edge
 Seconded by Sharon Hvizdak
 All in favor
 John Faulise abstained

To approve the July 15, 2009 GSBC regular meeting minutes as they were sent electronically.

III. STANDING ACTION ITEMS - Report from Change Order Subcommittee

There was no report from the Change Order Subcommittee because there were no emergency change order situations.

IV. NEW BUSINESS

A. Energy Grant Update & Presentation

- Mr. Ranelli & Mr. Ness from Shipman & Goodwin came to give an update on their work on energy grant opportunities and payback period for Photovoltaic PVS System, as well as some developments with the Geothermal System.
- Two systems were considered an 85KW system estimated to cost \$681,000 and a 161 KW system estimated to cost \$1,260,000.
- Because school building is not located in the CL&P service area, the PV component would not be eligible for funding through the CT Clean Energy Fund PV program.

- Clean Energy Fund PV program closed in December of last year due to no funds left in program.
- This effects the payback period for the system.
- Mr. Ranelli met with Ken Sullivan from the Jewett City Dept of Public Utilities (JCDPU) to discuss what type of incentive opportunities they had available. JCPDU is part of a collaborative of municipal utilities, which has funding available for grants.
- No formal application available to apply for funding from JCDPU, but Shipman & Goodwin have put together information & materials which they have needed for other projects to obtain funding to give to Mr. Sullivan.
- The amount available through the Collaborative to the JCDPU would be roughly \$75,000. We could apply for part of that.
- Town's get money from the state in the form of Energy Efficiency and Conservation Block Grants. Griswold is eligible to get about \$58,000, which could be shared between us and other town entities. Applications for that grant come out next week.
- Payback analysis is based on the 65% reimbursement from the BSF. Then, depending on the price of power the payback period could be shortened. Two cost examples: A conservative estimate of 13 cents per power unit that would yield a payback period of 17 years. An estimate of 17 cents per power unit would yield a 14-year payback period. The PV system is estimate to last 20-25 years. Therefore the higher the cost of power, the more attractive the payback period becomes.
- Clean Energy Fund is going to be granting about \$5 million in incentives for geothermal projects. The funds will not be open to existing geothermal projects. More information on the requirements will be released next week. Funding will become available around October. We may have to alter schedule minimally to be eligible for funding from this, currently we are scheduled to begin drilling wells in October. Shipman & Goodwin is in discussions with the people from the Clean Energy Fund about sharing information with the Clean Energy Fund regarding this pilot program, as they do not have a lot of experience with geothermal projects. It would behoove us to share information about our project with them so that they can learn about geothermal projects and we could get our foot in the door with them in hopes of obtaining funding. The committee agreed that we should allow KBA & FIP to share information about our project.
- Although the Clean Energy Fund is currently closed but may be open again in a year or two and we should be able to apply at that point. Mr. Everett asked that Mr. Ranelli send him information to pass on to Steve Mikutel, so that Mr. Mikutel can try and put a bill into the State requiring the Clean Energy Fund to pay Griswold something, even a percentage, since probably 80-90% of students parents do pay into the C L & P Clean Energy Fund.
- Discussion was held on whether the committee felt the payback numbers for the Photovoltaic system were worth it or not and when we would have to make the final decision. Roof on Building A would be going on in about June of 2010 and Building B in December of 2011. It was decided to move forward with the smaller 85kw system, which we have already budgeted for in the plans.

B. Meeting with FIP

- Mr. McLellan reviewed the progress on Griswold Middle School (GMS). Overall, schedule is on target. Building A is priority currently for start of school. First and third floors are completed. The Auditorium is slightly behind due to unexpected structural

issues which required a redesign of the mechanical ductwork system in ceiling. Plan to turn over building A by 8/21/09. Building B & C going well. First coat of paint going on second and third floors. Masonry will be wrapped up in 2 weeks. Windows will be completed in 2-3 weeks. Will be completely closed in then.

- The owner's contingency is up almost \$13,000 with another credit forthcoming.
- Working extended hours on Saturdays.
- Light poles will be going up in next week to week and a half.
- BVH looking into making the clock on the front of the building functional.
- BVH performed a photometric test of the ball field last night.
- Demolition on existing parking lot & sidewalks ongoing.
- There will be a walk through of GMS following the 8/13/09 owner's meeting, which should begin at approximately 3:15 p.m. Hard hats and sturdy shoes are required for the walk through.
- Mr. Rees reviewed the work at Griswold Elementary School (GES). The utility relocation work is substantially complete. FIP hydroseeded the front field working with the school on the watering of the seeding. The entryway modification has begun. There have not been any unexpected findings with replacing the entryways. The site work has been begun for the storm water run to be completed before final paving of parking lot. Ran into some existing storm lines. Because of this had to go back to original plans running pipework across parking lot to connex boxes at the softball field side of the parking lot. This will require further work when the Middle School project is done the last leg of storm piping will be completed. But priority is to accomplish run across the parking lot for final paving before school starts. Relocation of existing sanitary lines to Elementary School has begun. In doing so contractor encountered a water line that was not on the drawings mapped out by the Water Co. and this line was hit. The site contractor turned the water off at the main valve immediately. Work was done to repair the line and water was returned to the school by the afternoon. Some huge boulders have been discovered in the process of digging for the sanitary line. Work on this will be done by the end of the month.
- Mr. McLellan brought that we need to have two account numbers for 2-3 days for Simplex Granell to be able to switch over the fire alarm monitoring system. Fire marshal has been all through building A and it has passed with flying colors. Fire marshal will also be present for the switchover.
- Discussion was held on the propane tanks needed at GMS for propane to the kitchens for cooking. School officials and BVH and FIP met with Osterman Propane. There were two contract options on the table. One was to purchase the equipment (2 underground 1000 gallon propane tanks, with all necessary permits, underground piping and regulators) at a cost of \$8000. The other was to rent the equipment from Osterman's where they would install and maintain the tanks which had a zero cost to the school other than the 5 year agreement for supplying the propane. Both required that the excavation and trenching be done by the owner. The school's manager, Danielle, recommended that the rental option was the best option for the school.

Motion: By Stuart Norman
Seconded by John Faulise
All in Favor

To allow the superintendent to coordinate with Osterman's where Osterman's responsibility ends and the school's responsibility begins on this contract for rental as well

as authorizing superintendent to negotiate the proposed. To enter into the proposal Osterman owned and loaned to customer proposal in which Osterman will supply and install 2 1000 gallon tanks, Osterman will obtain all necessary permits and do the piping and regulating. We will do excavating and trenching. As a part of this motion our contractor's will negotiate where osterman's responsibility ends and where our responsibility begins. The superintendent is authorized to execute the easement as needed to do this project.

- There has been a request to motorize the main and side court backstops of the GMS gymnasium. Mr. Rubino and Mr. Faulise commented that this would allow the gymnasium to become a multipurpose space. FIP has a proposal to motorize the side backstops. The electrical associated for the main court back boards is already included, but the side backstops are not. This will also give flexibility to adjust the height of the new backboards.
- Discussion was held on motorizing side backstops since the main backstops are already scheduled to be motorized. Two proposals were on the table. The cost of \$28,556 to completely motorize all boards would be by pressing a button or turning a key on a wall. The cost of \$15,789 to electrify the main court with new boards and the portable electric wrench operator that a person must stand on a ladder or chair to operate.

Motion: By John Faulise
Seconded by John Taylor
All in Favor except Heather Edge who was opposed
To make the basketball boards motorized at a cost of \$28,556.

C. Meeting with KBA

- Mr. Boos discussed the ball field lights, which BVH had just tested the night before. The lights are within 10% of standards and can be electrified as such. It was questioned if the current poles would support additional lights if they were necessary and the poles would support additional lights to bring to standard. Mr. Boos will find out the cost to add lamps or boost wattage to bring lighting up to sufficient.

D. Action on outstanding invoices

- **Motion:** By John Taylor
Seconded by John Faulise
All in favor
To pay the Shipman & Goodwin invoice #361901 in the amount of \$1536.30 for hours and reimbursables.
- **Motion:** By John Taylor
Seconded by John Faulise
All in favor
To pay KBA invoice #5 for work on GMS for special inspections in the amount of \$8,437.50.
- **Motion:** By John Taylor

Seconded by John Faulise
All in favor

To pay KBA invoice #23 for work on GMS from June through July 2009 in the amount of \$20,418.10.

- **Motion:** By John Taylor
Seconded by Sharon Hvizdak
All in favor
To pay KBA invoice #13 for work on GES in the amount of \$14,572.39.
- **Motion:** By John Taylor
Seconded by Heather Edge
All in favor
To pay the Test-Con Incorporated invoice #5357 Revised in the amount of \$15,116.00 for sample testing and inspection work at GMS.
- **Motion:** By John Taylor
Seconded by Heather Edge
All in favor
To pay the Test-Con Incorporated invoice #5484 in the amount of \$1,094.00 for concrete testing and inspection work at GMS.
- **Motion:** By John Taylor
Seconded by Heather Edge
All in favor
To pay the Test-Con Incorporated invoice #5443 in the amount of \$1,309.00 for concrete testing and inspection work at GMS.
- **Motion:** By John Taylor
Seconded by Heather Edge
All in favor
To pay the Joseph Calabrese, P.C., Consulting Engineer in the amount of \$6,800.00 for third party peer review of GES documents.
- **Motion:** By John Taylor
Seconded by Heather Edge
All in favor
To approve the application and certificate for payment for work completed at GMS by FIP (application # 08-003.16 which KBA has reviewed) in the amount of \$2,348,855.00.
- **Motion:** By John Taylor
Seconded by Sharon Hvizdak
All in favor
To approve the application and certificate for payment for work completed at GES by FIP (application # 09-001.02 which KBA has reviewed) in the amount of \$695,387.00.

E. Discussion on Time Capsule

The discussion was tabled in order to allow time to get input from the school administration and the Board of Education (BOE). It is on the BOE agenda for the 8/10/09 meeting.

V. OTHER BUSINESS

VI. PUBLIC FORUM

There was no discussion during public forum.

VII. ADJOURNMENT

Motion: By John Taylor
Seconded by Stuart Norman
All in favor

To adjourn the meeting at 9:10 p.m.

Minutes recorded by Heather Edge