

**NEW MILFORD BOARD OF EDUCATION**  
**New Milford Public Schools**  
**50 East Street**  
**New Milford, Connecticut 06776**

**FACILITIES SUB-COMMITTEE**  
**MEETING NOTICE**

Handwritten initials and date: 9/13/22  
Stamp: 2022 SEP -9 A 10:43

<b>DATE:</b>	<b>September 13, 2022</b>
<b>TIME:</b>	<b>6:45 P.M.</b>
<b>PLACE:</b>	<b>Sarah Noble Intermediate School Library Media Center</b>

**AGENDA**

**New Milford Public Schools Mission Statement**

The mission of the New Milford Public Schools, a collaborative partnership of students, educators, family, and community, is to prepare each and every student to compete and excel in an ever-changing world, embrace challenges with vigor, respect and appreciate the worth of every human being, and contribute to society by providing effective instruction and dynamic curriculum, offering a wide range of valuable experiences, and inspiring students to pursue their dreams and aspirations.

**1. Call to Order**

**2. Public Comment**

An individual may address the Board concerning any item on the agenda for the meeting subject to the following provisions:

- A. A three-minute time limit may be allocated to each speaker with a maximum of twenty minutes being set aside per meeting. The Board may, by a majority vote, cancel or adjust these time limits.
- B. If a member of the public comments about the performance of an employee or a Board member, whether positive, negative, or neutral, and whether named or not, the Board shall not respond to such comments unless the topic is an explicit item on the agenda and the employee or the Board member has been provided with the requisite notice and due process required by law. Similarly, in accordance with federal law pertaining to student confidentiality, the Board shall not respond to or otherwise discuss any comments that might be made pertaining to students.

**3. Items for Information and Discussion**

- A. NMHS Updates
- B. SNIS Oil Tank Update
- C. NV5/ESG Update
- D. Lillis Building
- E. Summer Projects

**4. Public Comment**

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**5. Adjourn**

**Sub-Committee Members: Brian McCauley, Chairperson  
Eric Hansell  
Pete Helmus  
Tom O'Brien**

**Alternates: Olga I. Rella  
Keith A. Swanhall, Jr.**

# NEW MILFORD PUBLIC SCHOOLS



## Facilities Subcommittee Report

**September 13, 2022**

### **Items for Information and Discussion**

#### **A. NMHS Updates**

Belfor Property Restoration completed their restoration work from the July 5th fire on all but the center third floor hallway. These rooms are currently being worked on during the second shift. It is anticipated that the area will be completed and accessible late this fall. Casework for the science rooms is tentatively scheduled to be replaced during the winter recess in December.

During a heavy rainstorm on September 6th, numerous leaks were discovered throughout the building. It does not appear any of these occurred in fully completed areas of the roof project. Belfor is handling interior remediation and Barrett Roofing is working on patching leaks.

Facilities has met with the Bonding company Crum & Forster, the architect, Silver Petrucelli + Associates, the potential roofer Greenwood Industries, and the Town, along with High School administration, to discuss logistics for when the roof project restarts. As of this writing Greenwood has not finalized their contract with the bonding company.

Included is a cost estimate from Silver Petrucelli providing probable construction costs, including soft costs, for work necessary to address building code violations.

#### **B. SNIS Oil Tank Update**

The State Office of School Construction Grants & Review has asked for some clarification regarding the difference in cost estimates versus the amount of money allocated for this project. The Town will need to speak to this difference before the grant process can continue.

### **C. NV5/ESG Update**

Currently ESG is installing solar panels on Hill and Plain School. During October they will commission the new boilers installed at Sarah Noble and the High School. Lighting upgrades are completed and a full walkthrough will be conducted this month. Included are documents showing an RFP compiled by ESG and presented to the Town for a proposed Phase II solar installation at three school locations.

### **D. Lillis Building**

Included are floor plans and construction cost estimates for the proposed renovations to Sarah Noble Intermediate School. These renovations would allow the Board of Education to move from the Lillis building to a portion of Sarah Noble.

### **E. Summer Projects**

While the remediation of the high school occupied a lot of the Facilities Department time, other work still occurred throughout the school district. Handrails at Sarah Noble were repaired, removing this project from the capital. Fencing was installed at Sarah Noble, preventing vehicles from driving on the rear fields. Multiple classrooms had their floor tiles completely replaced at Sarah Noble as well. Catch basins were repaired at the high school and Sarah Noble parking lots and handicap spaces, along with arrows were painted district wide. Trees were pruned and bushes removed at all locations. Interior and exterior painting were completed in all schools. Emergency lighting was upgraded at the Lillis building.

**New Milford High School Wood Shop**

Issued **Jul 20, 2022**

388 Danbury Road, New Milford, CT

**revised 8/1/22**

Job No: 21.373

OPINION OF PROBABLE CONSTRUCTION COST

Phase: **Schematic Design**

Project type: **Renovation**

**TOTAL RENOVATED SPACE 2,000 SQUARE FEET**

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL/LABOR COST		ALLOWANCE	TOTAL \$
				UNIT \$	TOTAL		
<b>DIVISION ONE - General Requirements</b>							
	STATE PERMITS (2%)			\$2,612.00	\$2,612		\$2,612
	100% PAYMENT & PERFORMANCE BOND (1.5%)			\$1,959.00	\$1,959		\$1,959
	LIABILITY INSURANCE (1.5%)			\$1,959.00	\$1,959		\$1,959
	DAILY FINAL CLEANING	2,000	SF	\$0.25	\$500		\$500
	RUBBISH REMOVAL/ DUMPSTER	1	EA	\$2,000.00	\$2,000		\$2,000
<b>DIVISION ONE SUB-TOTAL</b>						\$9,030	
<b>DIVISION FOUR - Masonry</b>							
	8" CONCRETE UNIT MASONRY	50	SF	\$100.00	\$5,000		\$5,000
<b>DIVISION SEVEN SUB-TOTAL</b>						\$5,000	
<b>DIVISION EIGHT - Openings</b>							
	ALUMINUM LOUVER	1	EA	\$1,500	\$1,500		\$1,500
<b>DIVISION SEVEN SUB-TOTAL</b>						\$1,500	
<b>DIVISION NINE - Finishes</b>							
	MISC. PAINTING	1	LS	\$5,000.00	\$5,000		\$5,000
<b>DIVISION TWENTY-TWO SUB-TOTAL</b>						\$5,000	
<b>DIVISION TWENTY-THREE - HVAC</b>							
	DEMO	6	S.F.	\$2,000.00	\$12,000.00		\$12,000
	MOTORIZED DAMPER	2	EA	\$800.00	\$1,600.00		\$1,600
	HYDRONIC PIPING	1	LS	\$2,500.00	\$2,500.00		\$2,500
	PIPE INSULATION	1	LS	\$1,500.00	\$1,500.00		\$1,500
	DIFFUSERS & GRILLES	1	LS	\$1,500.00	\$1,500.00		\$1,500
	TESTING & BALANCING	2.5	S.F.	\$2,000.00	\$5,000.00		\$5,000
	DUCT WORK	14	S.F.	\$1,000.00	\$14,000.00		\$14,000
	AIR DUCT ACCESSORIES	1	LS	\$1,000.00	\$1,000.00		\$1,000
	DUST COLLECTOR	1	LS	\$45,000.00	\$45,000.00		\$45,000
	AIR HANDLERS	2	EA	\$5,000.00	\$10,000.00		\$10,000
	ADD ALTERNATE FOR PAINT BOOTH	1	LS	\$20,000.00	\$20,000.00		\$20,000
<b>DIVISION TWENTY-THREE SUB-TOTAL</b>						\$114,100	
<b>DIVISION TWENTY-SIX - Electrical</b>							
	DEMO, REMOVAL AND RELOCATION		LS	\$0.00	\$1,200		\$1,200
	DISCONNECTS AND CIRCUIT BREAKERS		LS	\$0.00	\$1,000		\$1,000
	WIRE AND CONDUITS		LS	\$0.00	\$2,000		\$2,000
	MISC		LS	\$0.00	\$800		\$800
<b>DIVISION TWENTY-SIX SUB-TOTAL</b>						\$5,000	
<b>CONSTRUCTION SF TOTAL:</b>				\$116.99			
<b>SUBTOTAL (INCLUDING O&amp;P):</b>						\$144,630	
GENERAL CONDITIONS:						15%	\$21,695
<b>CONSTRUCTION SUBTOTAL:</b>							<b>\$166,363</b>
<b>SOFT COSTS</b>							
CONSTRUCTION CONTINGENCY						10%	\$16,636
DESIGN CONTINGENCY						10%	\$16,636
A&E FEES							\$33,845
FF&E							\$0
PRINTING							\$500
<b>SOFT COSTS TOTAL:</b>							<b>\$67,618</b>
<b>TOTAL PROJECT COST:</b>							<b>\$233,980</b>



SILVER/ **PETRUCELLI** + ASSOCIATES

Architects, Engineers, & Interior Designers

3190 Whitney Avenue

Hamden, CT 06518

Phone: 203 230 9007 ext. 200

Fax: 203 230 8247

Email: info@silverpetrucci.com

**New Milford CT Phase II ESPC**

**Solar Photovoltaic Scope of Work Revised 8/19/2022**

Location	Annual kWh production (year 1)	Installed Cost					
		Labor	Materials – modules only	Materials – balance of system	Bond	Permits	Total
Schaghticoke Middle School							
Northville Elementary School							
New Milford High School							

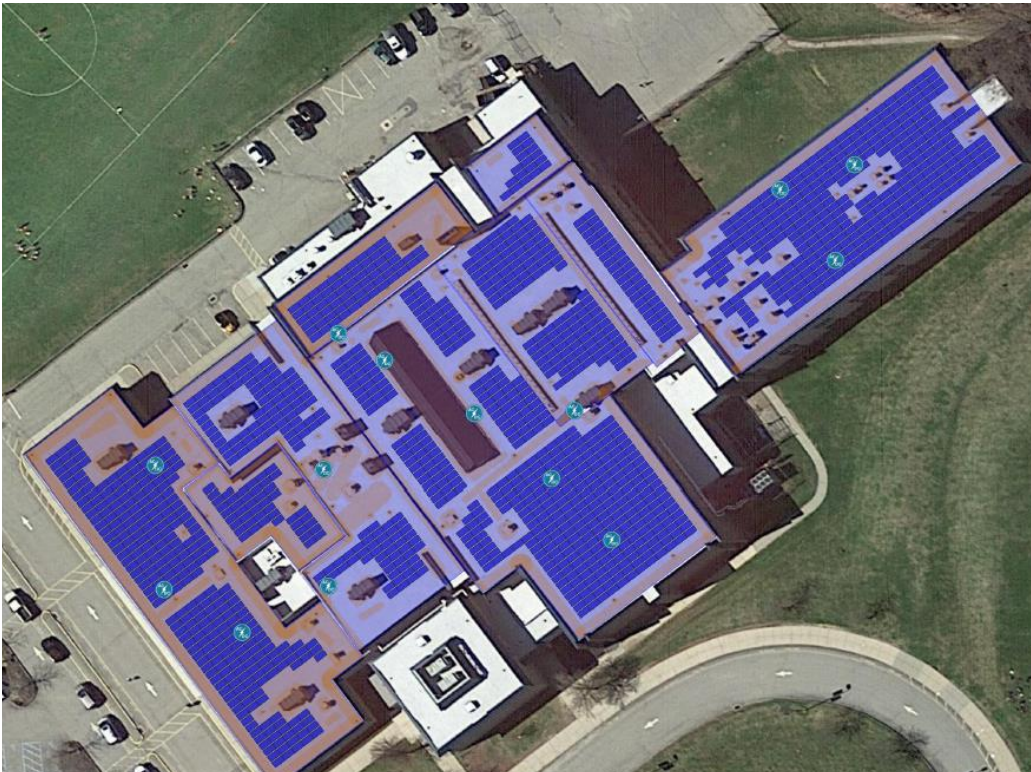
**Scope of work:**

The project shall consist of the installation of solar PV systems at three (3) existing buildings. These renewable energy systems will be distributed generation, interconnected with the utility service and net metered. The sites included in this project along with proposed system and installation details are as follows:

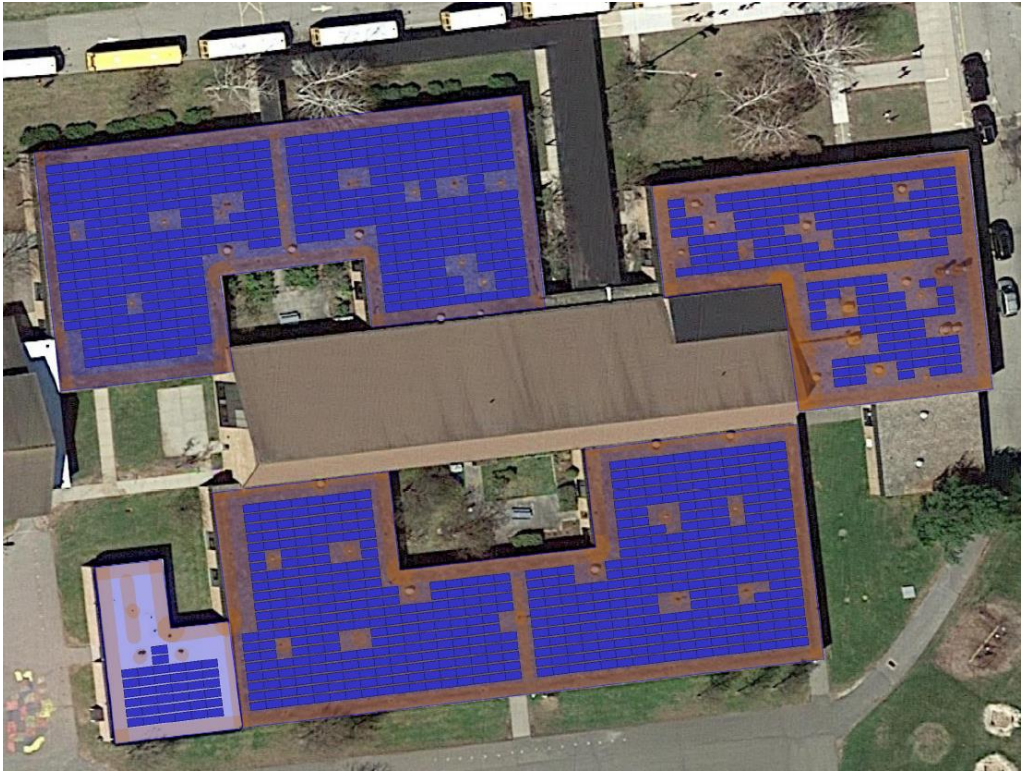
Location	Address	Baseline Load (kWh)	Array Type	kW <sub>DC</sub> (est.)	kW <sub>AC</sub>	Point of Interconnection
Schaghticoke Middle School	23 Hipp Rd, New Milford, CT 06776	509,665	Roof mount; flat	443	368	TBD
Northville Elementary School	22 Hipp Rd, New Milford, CT 06776	299,181	Roof mount; flat	260	249	TBD
New Milford High School	388 Danbury Rd, New Milford, CT 06776	878,051	Ground mount	878	630	TBD



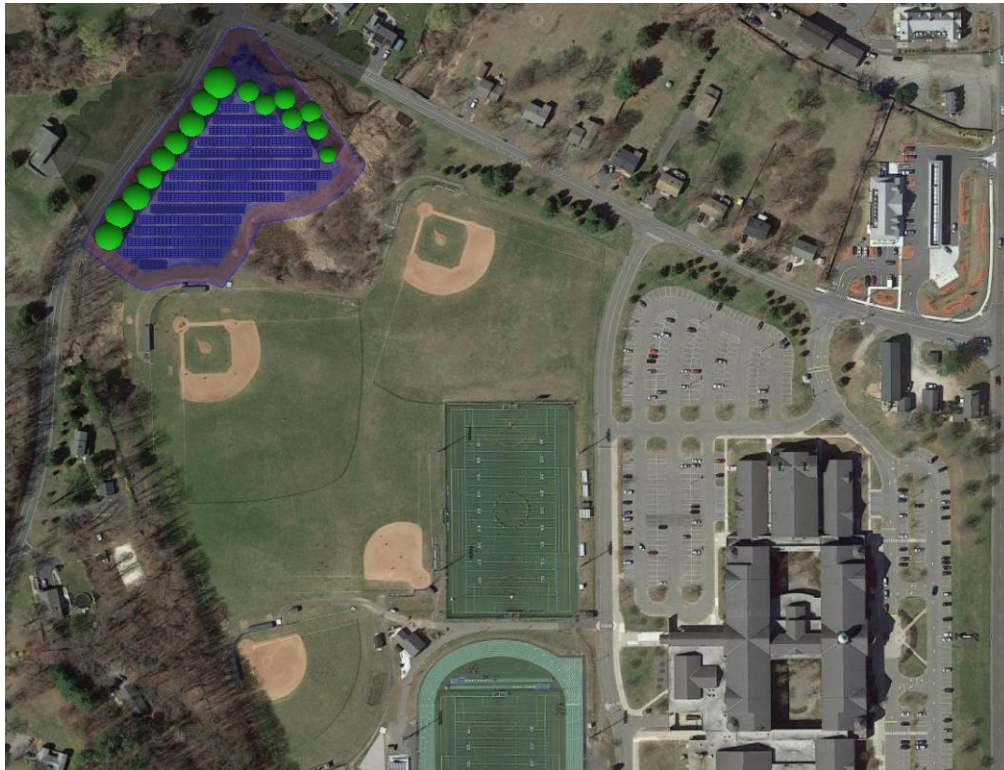
Schaghticoke Middle School



Northville Elementary School



## New Milford High School



- Perform necessary design & engineering services required for building, electrical and wetlands (as applicable) permit applications
- Perform structural analysis of existing roof structures in order to ensure the ability of the structure to support the proposed PV systems. The work shall be performed and stamped by a Professional Engineer registered in the State of Connecticut.
- Perform geotechnical analysis for proposed ground-mounted array.
- Prepare Utility Interconnection applications and related documentation, and coordinate to achieve interconnection pre-approval.
- Order, receive, store, allocate and secure materials needed for the project
- Furnish & install solar modules & optimizers
- Furnish & install inverters
- Furnish & install panelboards & disconnects
- Furnish & install rapid shutdown devices
- Furnish and install post driven/helical ground mount racking, as required
- Furnish & install fully ballasted roof top racking and slip sheets, as required
  - Assume a fully ballasted system; no mechanical attachments to the roof
  - Slip sheets shall be selected, sized and installed per the requirements of the current roof warranty holder
- Install solar modules to the roof and ground mount racking systems.
- Furnish & install energy monitoring system for real-time monitoring of energy production, inclusive of (5) year subscription to the monitoring software, and (1) weather station at each site.
- Furnish & install CTs, as necessary



- Furnish & install revenue grade (kWh) meters
- Conduct training for designated personnel in the routine maintenance and care of the systems.
- Construct all systems in compliance with all Federal, State and local codes
- Provide a 5-Year warranty on design & workmanship

**Clarifications:**

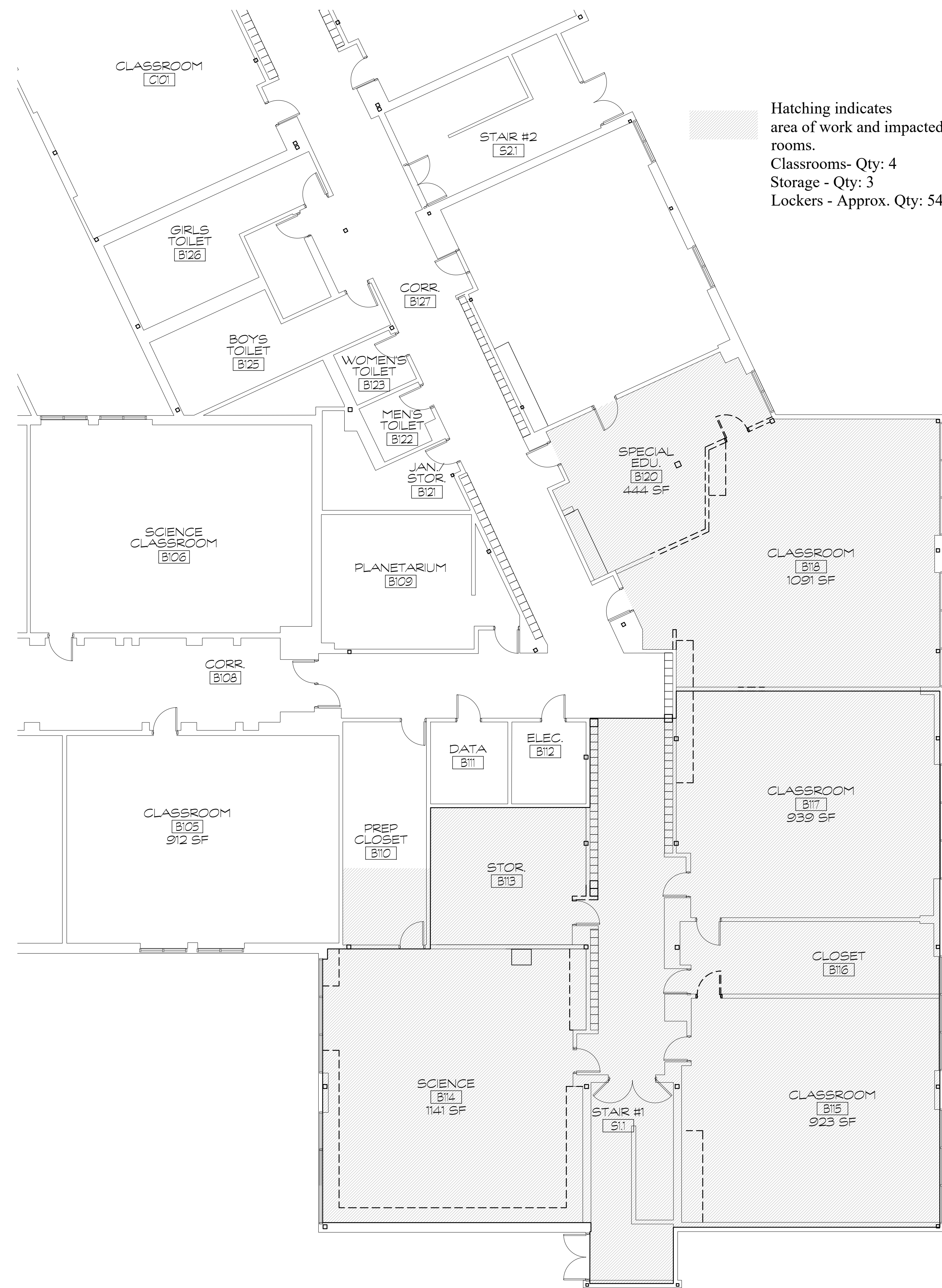
- Include building and electrical permits as an allowance of \$0.02/ W on each array
- Assume use of aluminum conductors for AC & interconnection runs
- Assume an adequate laydown area for equipment and materials will be provided at each site
- Assume wetlands permitting and zoning approval will be required for the ground mounted array. Costs/fees (including professional service fees) related to obtaining approvals shall be included.
- ESG has secured ZRECs with Eversource Energy (year 10 solicitation) for all of the buildings in this RFP. The delivery term start date for these arrays is April 1, 2023. Include regulatory and administrative support necessary to complete all steps required to achieve automated sale & purchase of RECs (NEPOOL GIS, dedicated ZREC meter, interface with utility, etc.).

**Exclude:**

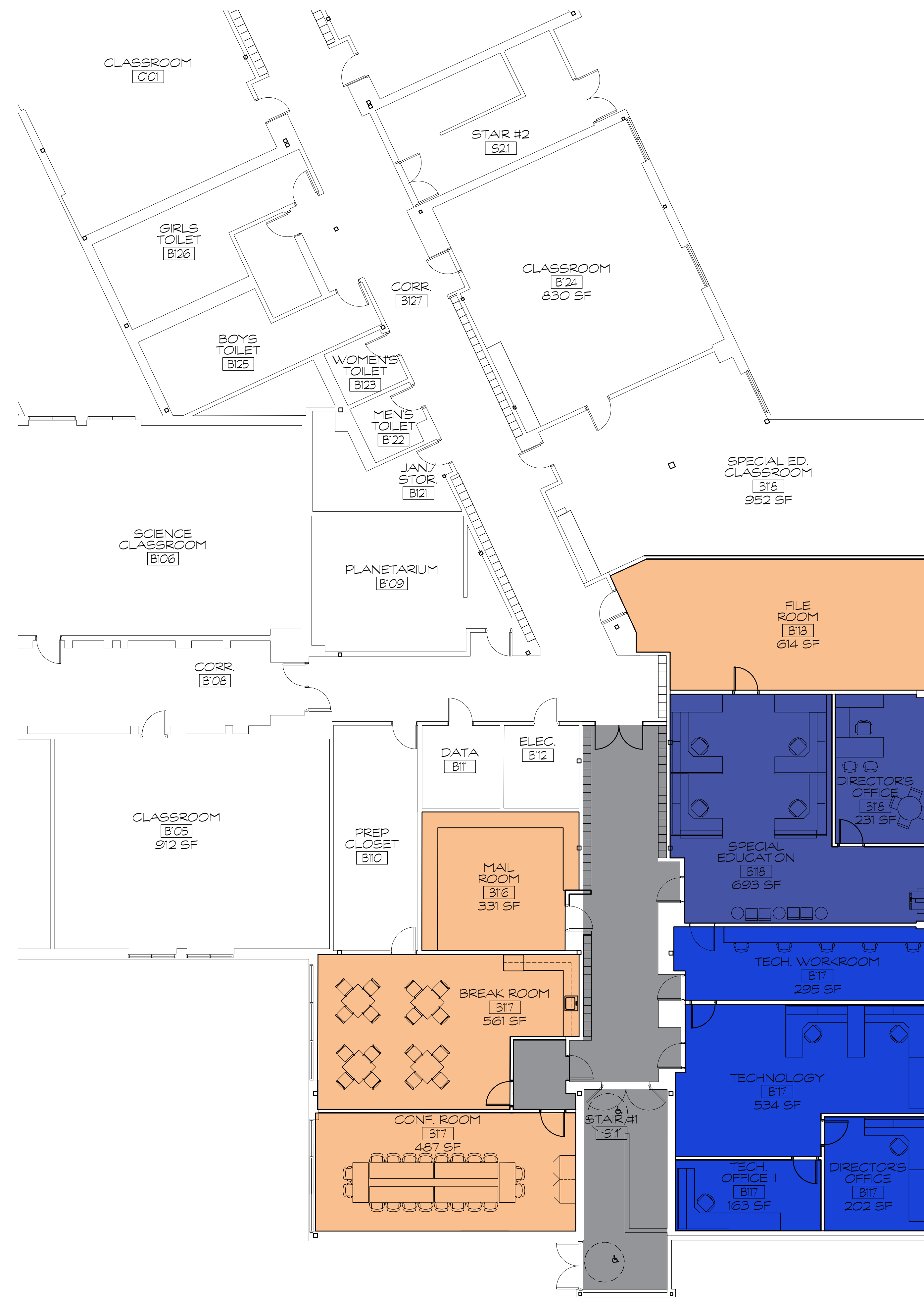
- Utility side electrical upgrades
- SCADA/utility metering
- Providing a hardwired internet connection at the PV monitoring cabinet to enable energy monitoring
- Removal or relocation of any rooftop conduit or equipment
- Painting of conduit
- Local and state sales tax

**Legend:**

- Superintendent's Office
- Business Director's Office
- Special Education Office
- Human Resources
- Technology
- Support Spaces
- Circulation



Hatching indicates area of work and impacted rooms.  
 Classrooms- Qty: 4  
 Storage - Qty: 3  
 Lockers - Approx. Qty: 54



TOTAL GROSS SF:  
5,355 SF

**1 PARTIAL FIRST FLOOR - DEMO PLAN**  
1/8" = 1'-0"

**2 PARTIAL FIRST FLOOR - PROPOSED NEW**  
1/8" = 1'-0"



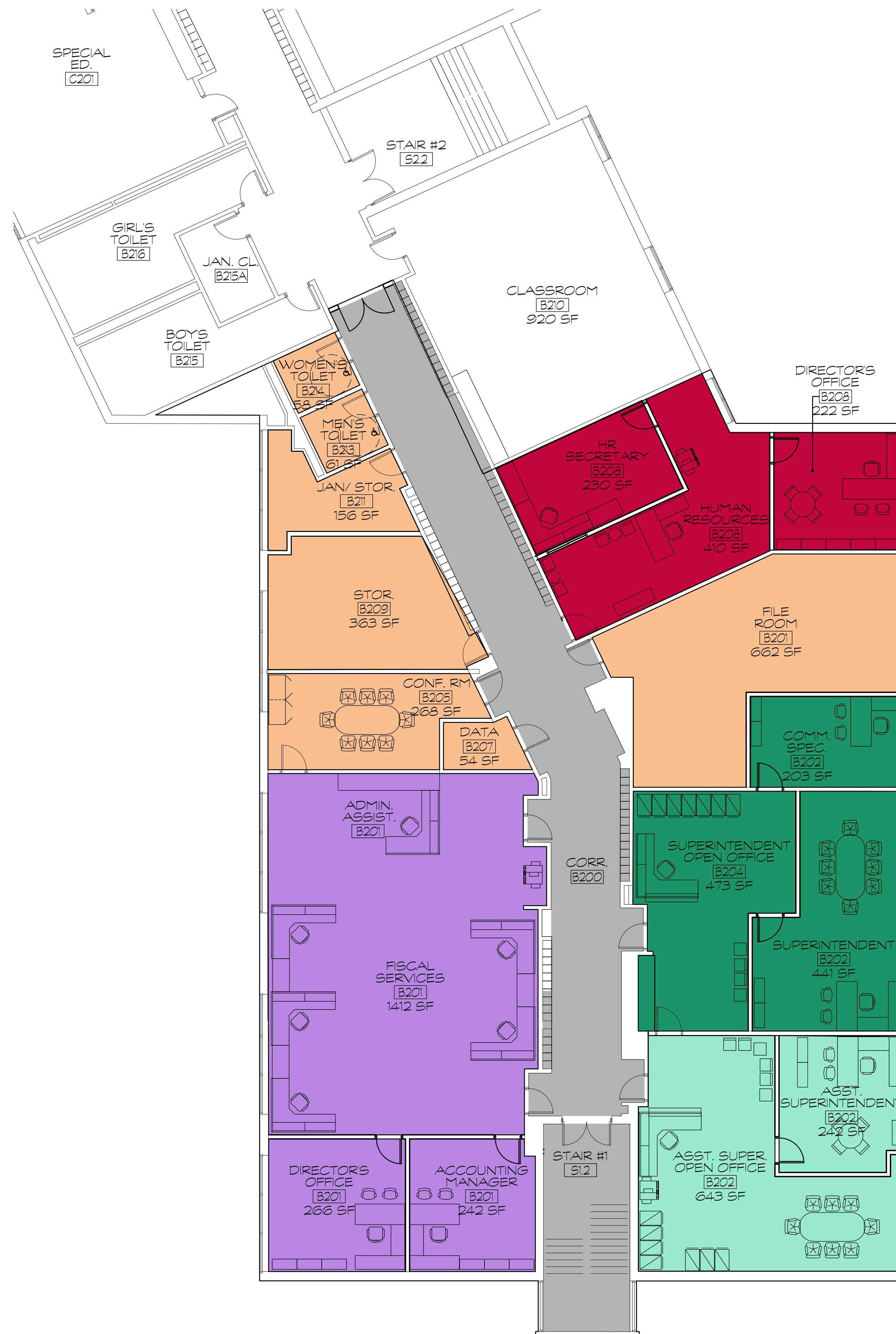
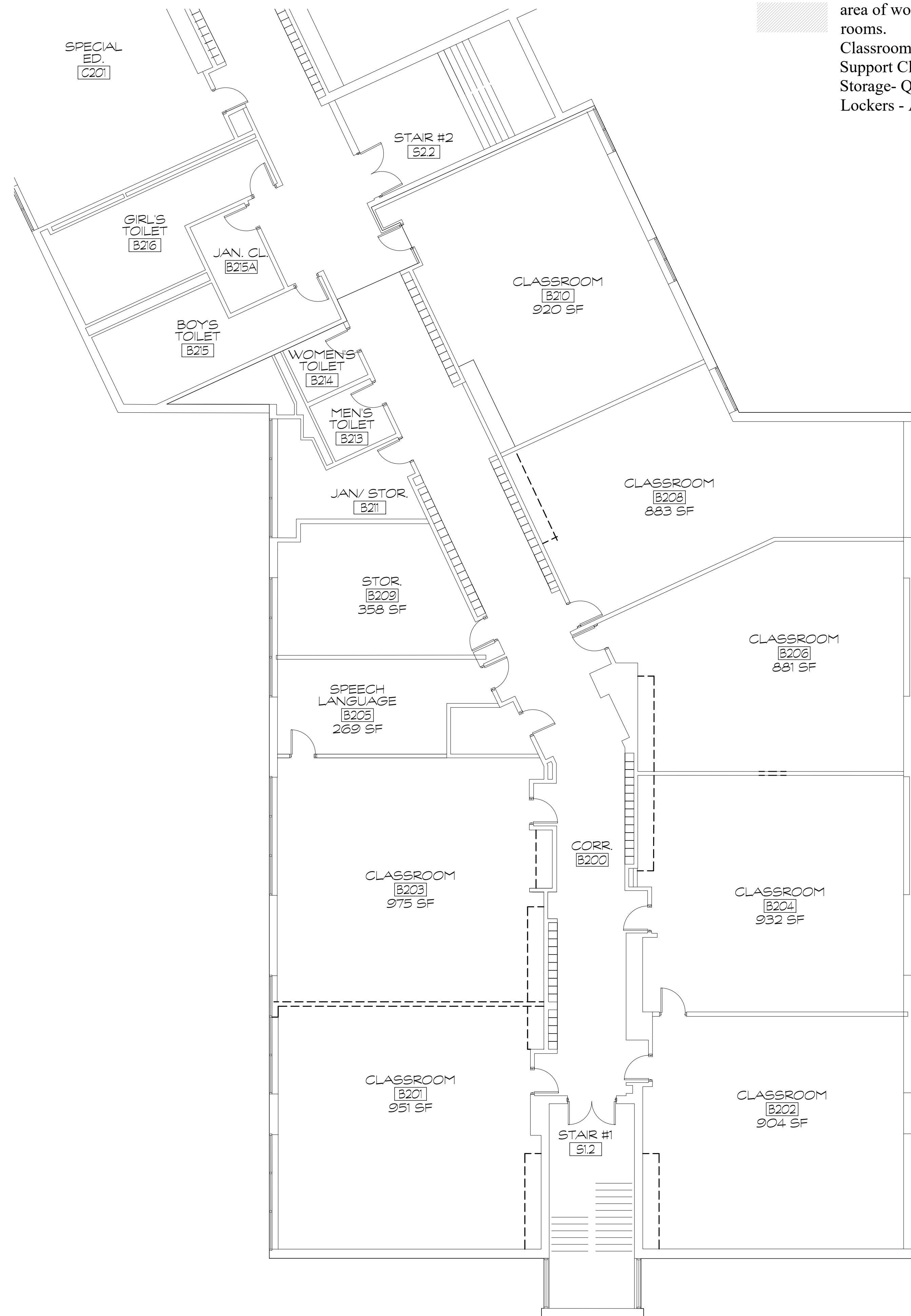
Revision	Description	Date	Revised By



**Legend:**

- Superintendent's Office
- Asst. Superintendent's Office
- Business Director's Office
- Special Education Office
- Human Resources
- Technology
- Support Spaces
- Circulation

Hatching indicates area of work and impacted rooms.  
 Classrooms- Qty: 6  
 Support Classrooms- Qty: 1  
 Storage- Qty: 1  
 Lockers - Approx. Qty: 79



TOTAL GROSS SF:  
8,647 SF



Revision	Description	Date	Revised By

**New Milford BOE Offices at Sarah Noble Intermediate School**

Issued **Aug 1, 2022**

25 Sunny Valley Road, New Milford, CT

Job No: 21.056

OPINION OF PROBABLE CONSTRUCTION COST

Phase: **Schematic Design**

Project type: **Renovation**

**TOTAL RENOVATED SPACE 14,971 SQUARE FEET**

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL COST		ALLOWANCE	TOTAL \$
				UNIT \$	TOTAL		
<b>DIVISION ONE - General Requirements</b>							
	STATE PERMITS (2%)			\$300.00	\$300		\$300
	100% PAYMENT & PERFORMANCE BOND (1.5%)			\$14,649.24	\$14,649		\$14,649
	LIABILITY INSURANCE (1.5%)			\$14,649.24	\$14,649		\$14,649
	DAILY FINAL CLEANING	14,971	SF	\$0.25	\$3,743		\$3,743
	RUBBISH REMOVAL/ DUMPSTER	4	EA	\$2,000.00	\$8,000		\$8,000
<b>DIVISION ONE SUB-TOTAL</b>						<b>\$41,341</b>	
<b>DIVISION TWO - Demolition</b>							
	DEMO MILLWORK	383	LF	\$20.00	\$7,660		\$7,660
	DEMO BLOCK WALLS	540	SF	\$25.00	\$13,500		\$13,500
	DEMO GYP. BOARD WALLS (DOUBLE SIDED)	540	SF	\$5.00	\$2,700		\$2,700
	DEMO DOORS/ FRAMES/ HARDWARE	3	EA	\$100.00	\$300		\$300
	SELECT REMOVAL OF LOCKERS & DEMO OF PLINTH BASE	1	LS	\$5,000.00	\$5,000		\$5,000
<b>DIVISION TWO SUB-TOTAL</b>						<b>\$29,160</b>	
<b>DIVISION SIX - Wood, Plastics, and Composites</b>							
	NEW GYPSUM WALL BOARD WALLS & STUDS (DOUBLE SIDED)	3810	SF	\$ 10.00	\$38,100		\$38,100
	NEW MILLWORK BASE CABINETS	67	LF	\$ 460.00	\$30,150		\$30,150
	NEW MILLWORK UPPER CABINETS	81	LF	\$ 250.00	\$20,250		\$20,250
	SOLID SURFACE COUNTERTOPS	81	LF	\$ 125.00	\$10,125		\$10,125
<b>DIVISION SIX SUB-TOTAL</b>						<b>\$98,625</b>	
<b>DIVISION SEVEN - Thermal and Moisture Control</b>							
	INSULATION/SOUND ATTENUATION	3810	SF	\$2.00	\$7,620		\$7,620
<b>DIVISION SEVEN SUB-TOTAL</b>						<b>\$7,620</b>	
<b>DIVISION EIGHT - Openings</b>							
	INTERIOR WINDOWS	1	EA	\$1,300.00	\$1,300		\$1,300
	WOOD DOORS AND METAL FRAMES - SINGLE	14	EA	\$1,200	\$16,800		\$16,800
	ALUMINUM ENTRANCE DOUBLE DOOR	2	EA	\$5,500	\$11,000		\$11,000
	DOOR HARDWARE	18	EA	\$1,000	\$18,000		\$18,000
<b>DIVISION EIGHT SUB-TOTAL</b>						<b>\$47,100</b>	
<b>DIVISION NINE - Finishes</b>							
	MISC. PAINTING	1	LS	\$10,000.00	\$10,000		\$10,000
	PATCH IN WALL BASE	762	LF	\$3	\$2,096		\$2,096
<b>DIVISION NINE SUB-TOTAL</b>						<b>\$12,096</b>	
<b>DIVISION TEN - Specialties</b>							
	INTERIOR SIGNAGE	1	LS	\$5,000	\$5,000		\$5,000
<b>DIVISION TEN SUB-TOTAL</b>						<b>\$5,000</b>	
<b>DIVISION TWENTY-ONE - Fire Protection</b>							
	MOBILIZATION AND DEMOBILIZE	1	LS	\$2,500.00	\$2,500		\$2,500
	NEW	1	LS	\$67,500.00	\$67,500		\$67,500
<b>DIVISION TWENTY-ONE SUB-TOTAL</b>						<b>\$70,000</b>	
<b>DIVISION TWENTY-TWO - Plumbing</b>							
	MOBILIZATION AND DEMOBILIZE	1	LS	\$2,500.00	\$2,500		\$2,500
	DEMO	1	LS	\$5,000.00	\$5,000		\$5,000
	NEW	1	LS	\$20,000.00	\$25,000		\$25,000
<b>DIVISION TWENTY-TWO SUB-TOTAL</b>						<b>\$32,500</b>	
<b>DIVISION TWENTY-THREE - HVAC</b>							
	MOBILIZATION AND DEMOBILIZE	1	LS	\$9,000.00	\$9,000		\$9,000
	DEMO	1	LS	\$15,000.00	\$15,000		\$15,000
	NEW VRF HTG/COOLING	38	Tons	\$7,750.00	\$294,500		\$294,500
	FANS / ERVS	1	LS	\$45,000.00	\$45,000		\$45,000
<b>DIVISION TWENTY-THREE SUB-TOTAL</b>						<b>\$363,500</b>	
<b>DIVISION TWENTY-SIX - Electrical</b>							
	DEMO	1	LS	\$25,000.00	\$25,000		\$25,000
	NEW & RELOCATED LIGHTING/CONTROLS	1	LS	\$35,000.00	\$35,000		\$35,000
	FIRE ALARM ADDITIONS/MODIFICATIONS	1	LS	\$10,000.00	\$10,000		\$10,000
	NEW POWER	1	LS	\$75,000.00	\$75,000		\$75,000
	DATA	1	LS	\$40,000.00	\$40,000		\$40,000
<b>DIVISION TWENTY-SIX SUB-TOTAL</b>						<b>\$185,000</b>	
<b>CONSTRUCTION SF TOTAL:</b>		<b>\$84.42</b>					
<b>SUBTOTAL (INCLUDING O&amp;P):</b>						<b>\$891,942</b>	
GENERAL CONDITIONS:						10%	\$89,194
<b>CONSTRUCTION SUBTOTAL:</b>						<b>\$981,174</b>	
<b>SOFT COSTS</b>							
CONSTRUCTION CONTINGENCY						10%	\$98,117
DESIGN CONTINGENCY						5%	\$49,059
A&E FEES							\$135,000
FF&E							\$0
PRINTING							\$500
<b>SOFT COSTS TOTAL:</b>						<b>\$282,676</b>	
<b>TOTAL PROJECT COST:</b>						<b>\$1,263,850</b>	
<b>STATE FUNDING</b> (% of Construction Total+ A&E Fees Only)						<b>23.00%</b>	<b>\$290,686</b>
<b>TOWN FUNDING</b>						<b>77.00%</b>	<b>\$973,164</b>



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