

Operations Committee Meeting

Place: District Office

June 13, 2017

Minutes

Members:

- ☒ Michael Hagadorn, Board Member
- ☒ Cathy Buckley, Board Member
- ☐ Jason Marsh, Board Member
- ☒ Pauline Stone, Board Member

Others:

- ☒ Daniel Mannix, Superintendent
- ☒ Mary LaValley Blaine, School Business Executive
- ☒ Eric Bell, District Treasurer
- ☒ Daniel Noonan, Director of Facilities
- ☐ Joshua Nolan, Building Maintenance Mechanic
- ☒ James Bouffard, Tetra Tech Architects and Engineers, Associate AIA
- ☐ Thomas Farlow, Tetra Tech Architects and Engineers, PE
- ☒ Garrett Hamlin, Tetra Tech Architects and Engineers, AIA, NCARB, Director
- ☒ Steve Heaslip, Siemens
- ☒ Rob McBath, Siemens Project Manager
- ☒ Rick Mandel, Tetra Tech

The meeting was called to order 5:15 pm.

EPC Project Progress Update

- Siemens did a presentation on the Energy Performance Contract. They reviewed the scope, schedule and work to be completed by building.
- Weather seal on vents, all buildings was accidentally omitted but will be included at cost to Siemens. This was an oversight.
- Downgraded wind turbine from 70k unit to 7.5 k because both are just for demonstration purposes. This is still pending Town variance.

- Would need a variance for the wind turbine because it's higher than 35 feet. The Town of Plattsburgh needs the request in 6/20/17 and the meeting would be in July to discuss.
- Decided as a committee to not do wind turbine at CHES, just have demonstration size on roof at CHES to give data for instructional purposes and data will be on a network to be used at both school buildings.
- Short 77K in EPC costs with the needs. May need to split UV heating piping in half (elementary wing vs football field wing).

The following credits and addition was reviewed.

<i>Additional Work</i>			
Addendum 1	Description	Cost	Credit
Annex HVAC Modifications	Changed furnace and 1 boiler replacement to an ERU and 2 boilers including additional installation requirements	\$160,000	
Main Building Unit Ventilator Control Valve Upgrade	Includes addition of control valves, shut-off valves, balance valves, as needed. Removal of existing non-functioning devices	\$81,300	
Air & Water Test and Balance	Work to balance air and water systems at the main building to alleviate flow issues in air and water system	\$151,500	
Addendum 2	Description	Cost	Credit
No Change		0	
Addendum 3	Description	Cost	Credit
Emergency Lights	SED required addition of these lights throughout the District	\$42,300	
Addendum 4	Description	Cost	Credit
Add control valves to UV's in Cumberland Head	Includes addition of control valves, shut-off valves, balance valves, as needed. Removal of existing non-functioning devices	\$70,300	
Abatement	Asbestos testing and oil tank removal (estimated cost)	\$20,000	
	Subtotal	\$525,400	
<i>Credits from Addendums/Meetings</i>			

	Description	Cost	Credits
Canopy work removed from project	Includes costs associated with the installation of the canopies and solar panels on the canopies. (note: the \$67,200 credit previously identified on this table is now included in this line item.)		\$300,000
Abatement	Credit carried in contract as an allowance		\$100,000
Bus Garage boiler burner	Remove boiler burner scope of work and new propane tank		\$118,000
Bus Garage radiant heat	Remove all work associated with radiant heating system		\$94,800
	Subtotal		\$612,800
Net Credit from Addendums			\$87,400

<i>Additional Potential Changes</i>			
	Description	Cost	Credits
Credit from line above			\$87,400
Remove ground mounted wind turbine at Cumberland Head	The setback requirements, regulations, and low payback make this a candidate for an alternative solution or removal from project. (see next item for alternate)		\$67,828
Install Roof Mounted wind turbine	Install 1 demonstration size roof mounted wind turbine at Cumberland Head	\$7,500	
Weather seal UV vents at Main Buildings and Cumberland Head	Requires removing and reinstalling outside louvers, addition of foam and insulation around unit ventilator sleeves. May require some abatement of caulk. This is being tested as part of the abatement scope of work.	\$76,140	
Main Building UV heating piping	Includes installation and modification to the heating piping located in the Main Building	\$145,000	
Piping Abatement Costs	Work to test areas associated with the piping replacement (estimated) - cost estimate to be provided for actual abatement upon completion of testing.	\$5,000	
	Subtotal	\$233,640	\$155,228

Capital Project Design Progress Update

- An update was given on the Capital Project.

Respectfully Submitted
Michael Hagadorn