

MINUTES
PLAINVILLE BOARD OF EDUCATION'S
FACILITIES SUBCOMMITTEE MEETING
MIDDLE SCHOOL OF PLAINVILLE CONFERENCE ROOM
150 Northwest Drive
Plainville, CT 06062
Wednesday, October 11, 2017 – 6:00pm

MEMBERS PRESENT: Subcommittee Chair Becky, Foster White, and Andrea Saunders, Ex-officio

OTHERS IN ATTENDANCE: Superintendent Maureen Brummett, Ed.D., and Steve Busel, Director of Facilities, Board Member: Crystal St. Lawrence, Town Council members: Chair Kathy Pugliese, Danny Carrier, and Rosemary Morante, Board of Education Candidates: Becky Martinez and Kathleen Wells.

ABSENT: Nicole Palmieri and Laurie Peterson

The meeting of the Facilities Subcommittee was called to order at 6:02 PM by Subcommittee Chair Becky Tyrrell.

The Subcommittee received information and reviewed details of the new energy proposal.

A MOTION WAS MADE BY BECKY TYRRELL TO ADJOURN. THE MOTION WAS SECONDED BY FOSTER WHITE. THE MOTION UNANIMOUSLY CARRIED. The meeting was adjourned at 6:35 PM.

TOUR OF THE MIDDLE SCHOOL OF PLAINVILLE
Wednesday, October 11, 2017--6:30 pm

Immediately following the Facilities Subcommittee meeting, members of the Facilities Subcommittee, Board Members, Town Council Members and potential Board/Council candidates toured the Middle School to look at improvements that have been made and to get a handle on what is still needed in the building.

Respectively Submitted,


Maureen Brummett, Ed.D.
Recorder of Minutes

Steve's ESCO

ECM#	Location	Work being Proposed	Project Cost	Estimated Cost after incentive	Estimated Mnthly bill change
1	PHS	Relamp or replace all fixtures to LED, replace ballasts with drivers	\$ 356,947.48	\$ 260,186.88	\$ (856.22)
	Linden	Replace all pendant fixtures with LED troffers with external drivers, install dimmers and light harvesting sensors			
	Senior Center	Relamp all non-LED fixtures with LED and external driver	\$ 185,046.19	\$ 150,197.14	\$ (2,342.41)
	Library	Relamp all non-LED fixtures with LED and external driver	\$ 30,168.68	\$ 20,905.88	\$ (81.02)
	Police Dept.	Relamp all non-LED fixtures with LED and external driver	\$ 60,233.21	\$ 42,325.21	\$ (185.05)
	Fire House	Relamp all non-LED fixtures with LED and external driver	\$ 16,942.58	\$ 11,012.68	\$ 137.82
	Municipal Ctr.	Relamp all non-LED fixtures with LED and external driver	\$ 14,799.92	\$ 11,448.32	\$ (160.49)
			\$ 41,163.98	\$ 28,596.78	\$ (54.29)
				\$ 524,672.89	\$ (3,541.66)
8	MSP	Replace both aging boilers with premium efficiency condensing gas boilers, includes all associated piping, new pump motors and VFDs, integration with existing building management system, and updating of 15 AHU's with new motors (if needed), piping and insulation.	\$ 372,860.00	\$ 176,488.00	-\$3,000 @ \$.50/CCF
		Comprehensive gas and electric bonus		\$ 12,570.10	
		Estimated Total Project Cost	\$ 1,078,162.04	\$ 688,590.79	
		Town's Project Buy-down	\$ 580,000.00	\$ 580,000.00	
			\$ 498,162.04	\$ 108,590.79	
		Total Amount to be Financed at 0%		\$ 108,590.79	
		Monthly Loan Payment		\$ 2,262.31	
		Estimated Monthly Energy Savings			\$ 7,392.00
		Net Monthly Savings			\$ 5,129.69
		Annual Savings			\$ 61,556.30
		Town's Estimated Annual Savings			\$ 9,233.45
		School's Estimated Annual Savings			\$ 52,322.86

Utilities offering \$200k Municipal boiler incentive that ends 12/31/2017 bringing the project's total incentive to nearly **\$390,000.**

* This project does not include chiller replacement at MSP, very little incentive and fairly costly with no guarantee that the State will let it remain if we renovate like new in 5-10 years.

* Lighting incentives have changed with larger amounts for installing external drivers for lower maintenance costs and more flexibility for controlling. All new fixtures at Linden and some new at H.S. where Johnson had no new fixtures and used ballasts.

* Many of Johnson's measures were unnecessary and expensive or can be accomplished over time with operating or capital funds.

* First \$500k loaned interest free from Eversource, would loan up to \$1M at current market rate or we could buy down interest.

* With the Utilities program, we're not paying Johnson's addition project management, overhead or profit fees avoiding almost

\$200k for the lighting portion. Johnson also didn't include a boiler replacement for MSP which is essential at this time.

[illegible][illegible]

Location	Cost	Incentive	Delta	Annual	Lifetime	Included in Comp Calc
Fire	\$14,799.92	\$3,351.60	\$11,448.32	8,379	108,945	*
High	\$356,947.48	\$96,760.60	\$260,186.88	260,340	3,287,687	*
Library	\$60,223.21	\$17,898.00	\$42,325.21	44,745	577,276	*
Muni	\$41,163.98	\$12,567.20	\$28,596.78	31,418	408,456	*
Police	\$16,942.58	\$5,929.90	\$11,012.68	37,180	483,423	*
Senior	\$30,168.68	\$9,262.80	\$20,905.88	23,157	301,019	*
Linden	\$185,046.19	\$34,849.05	\$150,197.14	63,362	822,685	
Boilers	\$372,860.00	\$32,000.00	\$340,860.00	5,938	89,064	* Savings are in ccf
Comp Elec		\$8,942.10				
Comp Gas		\$3,628.00				
Muni Boiler program		\$164,372.00				
		Cost	Incentive	Delta		Outstanding Loan Balance
		\$1,078,152.04	\$389,561.25	\$688,590.79		Monthly Loan Payment
						Buy Down out of Incentive
						\$102,000.00
						\$15,378.00
						\$48,132.00
Total						

All values are estimates and need to be verified through Engineering and final LOA approved by management