

Special meeting Minutes
Board of Selectmen
Board of Finance
October 6, 2022, 7:00PM
Replacement of HVAC System For Great Oak School

The meeting was called to order at 7 PM.

Pledge of Allegiance

Attendance:

Selectmen George Temple, Selectmen Arnold Jensen, Selectmen David McKane, Helen Leung, Grant Writer, Kristyn Rosa, Administrative Assistant to the First Selectmen.

Attendance Board of Finance: Chairman Jack Kiley, Dana Flach, Susan Arpin, Diane Soracco

This meeting was to hear the presentations from Air Temp Mechanical Services inc. and Johnson Controls Inc. Regarding the Great Oak Middle School HVAC system.

Air Temp Mechanical Services:

Selectmen Georgia Temple mentioned Connecticut Indoor Air Creativity Program. A plan needs to be in place to apply for the grant.

Helen Leung explained the grant and different aspects of it, the project cost. State will pay 42%. The rest will come out of our budget.

Selectmen George Temple discussed that a committee needs to put together a plan to do building and specs.

Superintendent Robert Miller discussed the importance of replacing the HVAC system. And repairing the single units has been difficult. Parts are unavailable. Rooms need the heat fixed. Quaker Farms also has HVAC issues and is in need of an upgrade. Controlling the temp can't be done.

Joseph Matusovich stated that Dr. Miller's assessment is correct. Concern is the capital plan is submitted. The high school also is a concern. The system is 20 years old. Delaying one project can push everything back. Then it becomes a town meeting. We need to put everyone on the same page. Many issues are coming up.

Superintendent Dr Robert Miller stated, the high school is already having issues. We could reach a point where the high school couldn't be fixed. We need a plan, to be put in place. School must be closed to have the HVAC system installed.

Selectmen George Temple recognized there is a lot of work that needs to be done. There are many projects that are needed to be done. Concern is getting equipment and getting to where we are now. Units failing and not getting parts. We need a firm that's been around for a while. Dana Flach posed the question, Are you saying schools need to be closed? Superintendent Robert Miller stated the project must be done in the summertime.

Facility Committee stated taxes are going up every department has needs.

Chairman Jack Kiley stated he is aware of what's needed at the schools. We meet with every department. There are other projects that are needed that are top priority. They cannot be postponed. The board is aware.

First Selectman George Temple stated tonight is about one topic. The HVAC system.

Presentation from Air Temp Mechanical Services:

Represented by, Rodney Ragucci, and Jason Daigle:

Stated the overall goal is to remove high amp draw electric heat ventilators in classrooms and in hallways. Replace them with high-efficiency VRF equipment, to help reduce electric cost and provide expanded comfort while adding proper air exchanges for a safe and healthy school environment per code.

By upgrading the HVAC control system we will be offering an ease of use with expanding control over all newly installed components. Which control for onsite and remote viewing and control to unoccupied and occupied temperature setbacks, individual classroom, space monitoring, and CO2 monitoring. Also provide a more comfortable energy efficient building.

This system can heat room to room in each classroom and is individually set. It's energy efficient. He stated this will condition air two times before it gets in the classroom. We have a two year service contract we added, with parts that will be on hand. Noted it was difficult to work during the school year. This is a huge project. Offers options, working at night and having a second shift. Cleanup would be done every night so as to not interrupt the children. Budgeted to nine months for completion. Noted the VRF equipment is quiet, down to 10 decibels. They are super quiet.

Rodney Ragucci stated as far as funding, utility program, which ends December 2022 there is no extension we can do. Noted they have done all the engineering which saves the town money. Stated the need for a commitment from them to proceed. Stated with this grant, \$1.8 million, 42% would be the town's responsibility. Construction needs to start November 1. The availability of equipment, there needs to be a mutual agreement for the site to hold the extra equipment.

Discussions of the heat pump system.

Arnold Jensen stated, we need a reliable company and parts available.

Air Temp Mechanical Services stated they offer a supply room with parts.

Chairman Jack Kiley went over the final cost to the town. 3.7 million total cost, of that 600,000 back. The final cost to the town is 1.8 million with a grant at 42%. Must meet state requirements.

Diana Soracco asked what schools have you worked in?

Air Temp Mechanical Services stated they have worked at Hartford school, East Hartford, Porters, Southington, UConn, West Conn, and Southern.

The question was posed: Does it cover the gym or the cafeteria? The elementary school at Great Oak, the classrooms are sweltering when it's warm out. These are two huge areas.

Rodney Ragucci stated they originally considered those rooms. But the roofs would need to be replaced. We are trying to minimize the cost to the town, the system can be added on for the gym and cafeteria. Superintendent Robert Miller stated this project covers our classrooms. First Selectmen George Temple stated, we can't put new roofs on, it's not a priority at this time.

Air Temp Mechanical Services Inc. stated any company can work on the units.

Johnson Controls Inc. Presentation: Aaron Atibrio

Discussion: Step1, looked at all the buildings, the age of current equipment, looked at revenue generation systems, they came up with a list of facility managers, coding for Great Oak school. Engineering for Great Oak School, provides clean air, cost efficiency and low cost operation, cost benefit analysis and overall scope, the life cycle, alternative ways to fund Great Oak School, and other improvements. Went over the condition of the building. Applying for the state grant. and commit to an indoor study. Recommendation as the following. Replace all unit ventilators. Each classroom is individually controlled. Improves air quality. Wall mounted or ceiling mounted for hallways. Discussion of the process to get the final award. Start of the project would be the summer and completed for the beginning of the school year. Stated all rooms will have fresh air. Servicing availability.

Question proposed- did you install solar in Seymour? Johnson controls answered yes, they were funded by using solar. Schools in Derby use systems not Seymour. Stated equipment can be serviced by any company. There is no need for more ventilation with this system. Standards will be met.

Selectmen George Temple asked, you're going to correct exhaust to meet code? Answer, all presentations will be compatible to our specifications. Question proposed – the tile on the floor who would replace it if needed? Answer – We would have a fund in contingency. The cafeteria and gym are not included. Question proposed, how does refrigerant get to unit pad mounts? It's piped, service mounted working below the ceiling. Planning for 60 units to be installed. Time of the project is one summer.

Chairman Jack Kiley asked, What are the final numbers? Johnson Control Systems stated 3.9 million for the system.

Discussion of rebate from the utility company. \$200,000 to 250,000 if more units are added could be \$500,000. Discussion of how utility companies reimburse for solar use.

Superintendent Robert Miller asked, How long the work is warranted for. Work is warranted for 10 years.

Dana Flach asked, what is the life expectancy, 20 to 22 years.

Discussion of getting a firm price for the rebate in regards to the utility company. Possibly ahead of time for the use of solar. Stated from other projects that have been completed significant rebates have been given from the utility company.

Discussed how the rebate is decided.

Selectmen George Temple instructed the committee to meet, invite Board of Education reps. We need to get moving forward on this project.

Arnold Jensen motioned to adjourn the meeting. Second by David McKane

Dana Flach motioned to adjourn the meeting. Second by Susan Arpin.

Motion passed unanimously.

Meeting adjourned at 8:40 PM.

Submitted by
Kathleen Sundstrom
Kathleen Sundstrom
Clerk

22 OCT 17 PM 12:44
TOWN OF OXFORD, CT
August A. West
TOWN CLERK