

**RUTLAND PUBLIC SCHOOLS**  
**RUTLAND CITY PUBLIC SCHOOLS – BUILDING COMMITTEE MEETING**

**February 25, 2020**

**Committee Members Present:**

Hurley Cavacas, Jr., Chair  
Kam Johnston  
Alison Notte  
Erin Shimp

**Also Present:**

Dave Wolk, Superintendent  
Rob Bliss, Assistant Superintendent  
CFO, Mary Alma Noonan  
Michael Derevjanik  
Bill Olsen  
Ann Dages

Chair Cavacas called the meeting to order at 6:13 pm.

**CALL TO  
ORDER**

Update on Energy Performance Contract – Johnson Controls/Solar Project – Mary Alma Noonan noted the white paper summary for the solar project issued to the Board on February 25, 2020 (via email with Committee Meetings warnings.) The document reviews the history of the solar project, which includes three phases. The first two phases have been implemented and we are obtaining savings. Currently in Phase 3, unlike the first two phases we are not financing, but is financed by way of energy savings – equated to a larger form of net metering. The difference goes into paying for the cost of improvements. The 23 year agreement with Johnson Controls includes savings that are primarily from solar, but also includes the LED lighting at Longfellow and various other projects around the District. The savings are guaranteed. Peter Amons approached the Board in April 2019 and introduced the proposal. On May 14, 2019, there was discussion and a roll call vote taken. All members with the exception of Commissioner Johnston approved the proposal and the motion carried. On June 11, 2019, a resolution (drafted by attorneys from both parties) was put forward which essentially gave Peter Amons permission to go forward and execute the contract. The Board adopted Peter Amons approach to establish a middleman and are obligated to the contract.

**ENERGY  
PERFORMANCE  
CONTRACT  
UPDATE**

Discussion included:

- Accountability to Johnson Controls (re: complaints.) A new project manager (Vic) was brought in to resolve issues related to thermostats and more efficiency in regulating temperature.
- Drafts from old windows affecting efficiency.
- Johnson Controls attending meetings – Mary Alma Noonan noted that she asked them not to attend tonight.
- Not meeting savings this year due to a number of factors including: lack of panels and the need for roof repairs.
- Advisement that roofs were in acceptable shape.
- Cost of only repairing roofs related to solar project (est. \$350,000.)
- Cost of repairing all roofs (est. \$750,000.)
- 3 year lease to finance vs paying for repairs directly - When the roof issue came up the investors were not in favor of doing an additional addendum to the contract. Subsequently, Johnson Controls came back with a number of proposals – all which were more costly than doing it ourselves.
- Concern regarding structures and wind (things flying off the roofs.)
- Engineering assessment – Johnson Controls would not expend any funds to have an engineer come prior to having the contract in place.
- Cost of removing arrays from roofs for repairs if necessary (unknown.)
- Same Sun hired as subcontractor for Johnson Controls (Same Sun did test holes in parking lots.)
- Alternate locations for meeting the contract (complicates parking.)

- Ranking/triage of roofs: RHS/STC (minimal,) Allen Street Campus, RMS is the most expensive.
- Estimated cost of delay (est. \$125,000.)
- Esthetics of ground array
- Permitting, filing (links to)
- Bill Olsen was asked for his personal opinion regarding esthetics of the ground array. Bill noted that it might actually look okay, based on the picture that was provided, basically, it's a parking lot right now.
- Alternative solutions – Northwest (not conducive,) Northeast (no land other than fields that are being utilized) and Allen Street (pushback from area residents because of large arrays already in the area.)
- Notifications to public (article in the Herald) and appeals (there were none.)
- At 250 (either was put through or was not necessary.)

**ENERGY  
PERFORMANCE  
CONTRACT  
UPDATE**

Superintendent Wolk noted that it seemed that due diligence was done. Discussion continued revolving around leasing or paying direct. Chair Cavacas noted that he would review the master agreement to see if there is anything included regarding the roofs. Energy costs were reviewed (quick estimate \$49,000 for RMS.) There is concern about the budget vote and the desire to pay from this year's budget (through contingency, energy savings and fund balance.)

A recommendation will be brought to the Board on March 10, 2020, to replace 3 roofs (only those affected by solar project) and repair one roof.

Johnson Controls will be invited to the next meeting on March 24, 2020 at 7:00 pm (or 6:30 pm.)

Facilities Condition Assessment – Superintendent Wolk noted a need for a long term capital plan, an RFP (or delegating this to the Administration) so that the Committee will have a prioritized list. Michael Derevjanik provided sample reports form EMG and Dude Solutions.

**FACILITIES  
CONDITION  
ASSESSMENT**

Recommendation will be brought to the Board on March 10, 2020.

Beautification Projects – Superintendent Wolk reported at the February Board Meeting and will provide a report at the March Board Meeting as well. All projects will be completed by the end of August and are within budget.

**BEAUTIFICA-  
TION PROJECTS**

Update on Keefe Gym Restoration – Floor work has been completed and the top coat is curing. Once the flooring is cured, the Maintenance Staff will clean and Magic Brush will paint the walls. Completion is on target for the beginning of April.

**KEEFE GYM  
UPDATE**

New Business – A question was raised regarding using the Courcelle Building as an alternative site. It was determined that this is not feasible.

**NEW BUSINESS**

Old Business – Discussion centered on electronic sign funded by the Boosters, electrical source and solution. Once solar canopies are in place we will have the ability to have a dedicated power line for this area.

**OLD BUSINESS**

Proposals for the March 10<sup>th</sup> Board Meeting were reviewed and include two proposals on the Consent Agenda:

- Bidding of Roofs
- Bidding RFP and accepting (budgeted for this year)

Motion to adjourn by Johnston/Shimp at 7:22 pm. Passed.

**ADJOURN**

Respectfully Submitted,

Betty Kapitan, Recording Secretary