

TOWN OF SHERMAN  
**SCHOOL BUILDING COMMITTEE**

**MINUTES**

SPECIAL MEETING  
THURSDAY, DECEMBER 11, 2025  
12:00 PM  
VIA ZOOM

**Presentation Link:** <https://www.youtube.com/watch?v=nkA4ZZEu0bo&t=7s>

The school building committee (SBC) special meeting was called to order by Kerry Merkel at 12:03 PM.

⇒ **PRESENT**

For the committee:	Kerry Merkel (Chair), Bob Gamper (Vice Chair), Jim Best, Tim Laughlin (BOE member), Matt Vogt (BOE Chair)
BOS & Treasurer:	Don Lowe (First Selectman), Joel Bruzinski (Selectman), Andrea Maloney (Treasurer)
Sherman School:	Dr. Pat Consentino (Superintendent), Jake Siciliano (Information Technology)*
Antinozzi Associates:	Michael LoSasso (Principal Architect)
CSG:	Samantha D'Agostino (Project Manager)
Newfield:	Mike D'Angelo (Project Executive), John Flis (Project Executive), Benjamin Chasse (Assistant Project Manager)

[\*Joined at 12:06 PM]

⇒ **NEW BUSINESS:**

⇒ **REVIEW BID ALTERNATES**

Per K. Merkel three alternates were put out to bid and those numbers expire tomorrow. The meeting is intended to review and discuss the submitted bids, the associated work, and bid amounts. The committee will then determine if they wish to proceed or not.

T. Laughlin further explained that four alternates were considered. The decision was made not to move forward with that bid as a shingle roofing system had been chosen. As part of the bid specs for either a metal or shingled roof, the engineers had directed the electrical contractor to submit with a certified lightning safety professional a lightning system analysis. The analysis would determine if the roof needed lightning protection – which it did. Thus, one of the bid alternates for discussion is related to this item. The second bid is with respect to the steps from the rear of the school to Veteran's Field. The third bid is for flat roof solar, with the panels to be placed on the engineered

parts of the flat roof. This would be for the panels themselves. Lastly, he pointed out that the budget for the project is on track with the total available contingency at \$1,670,882.

B. Chasse next led the committee through the potential change order (PCO4) bid alternates. The first bid alternate reviewed was for the concrete stairs to Veteran's Field. The site scope is \$35,000 and the stainless steel handrails are \$35,000 for a total of \$70,000. The next bid alternate for the lightning protection is \$92,000. T. Laughlin added that the lightning protection was recommended due to the amount of technology within the school and the need to safeguard people and property from surges. M. LoSasso highlighted that in addition to the life safety factor, the dollar value to replace the mechanical, electrical and data equipment would far exceed the cost of adding the lightning protection system. He said they are asking for a resubmittal as the rough analysis was based on a building height of 55 feet, which would need to be adjusted to take into account the actual elevation of the building.

The next bid alternate for review was for flat roof solar in the amount of \$260,000. Per M. D'Angelo, they believe this should remain an option. They are working with Shea Electric who holds that alternate to hold their price throughout the duration of the project if possible. He stated they could also bid out the solar scope of work later on during the project which provide more favorable pricing for solar. He said the bid alternate does not need to be accepted at this juncture. The base bid includes the infrastructure to run the solar system. M. LoSasso cautioned that if the plan in the future is to engage in a power purchase agreement (PPA), that the system installed by the electrical engineer must be compliant with the PPA vendor's requirements. M. D'Angelo will coordinate that with the electrical contractor.

T. Laughlin clarified with Newfield and Antinozzi that the recommendation is to defer a decision at this time on the flat roof solar while seeking to either hold the pricing from the electrical contractor or look at other alternatives as the project progresses. If the committee decides to proceed with PCO4 and PCO3, that would leave an owner's contingency of \$1,508,882 in addition to the construction management contingency. This would be with the expectation that the gym floor and dry wall issues in the 2000 wing will still need to be addressed and that there are still favorable reviews as it relates to the oil tank and additional shoring up of foundation areas.

J. Bruzinski asked about the location of the proposed stairs to Veteran's Field and if the need to lock the bid in now is related to site work currently going in and/or a potential increase in price due to the state's requirements on carbon-neutral concrete. Newfield and Antinozzi concurred.

⇒ **DISCUSSION AND POSSIBLE ACTION TO APPROVE/ACCEPT BID ALTERNATES**

T. Laughlin **made a motion** to approve PCO4 for a total value of \$162,00.00 related to lightning protection systems and concrete and associated work for steps to Veteran's Field.

**Seconded by:** K. Merkel

**Vote For:** All in Favor

### ADJOURNMENT

K. Merkel adjourned the meeting at 12:22 PM.