

Town of Coventry
School Energy and Building Efficiency Building Committee Agenda
Regular Meeting
Thursday February 5, 2025
6:30 PM
Town Hall Annex, 1712 Main Street
Zoom Meeting Link Below

1. Call To Order, Roll Call

2. Approval Of Minutes:

A. Minutes, December 4, 2025

Documents:

[SEBEBE MEETING MINUTES, DECEMBER 4, 2025.PDF](#)

3. Review Of Financial Statements

Documents:

[HVAC PROJECT STATUS 02.04.26.PDF](#)
[STATE REIMB UPDATE 02.04.26.PDF](#)

4. Unit Ventilator/HVAC Project Review And Discussion

A. Project Schedule (February 26)

Documents:

[IMG_20260204_0002.PDF](#)

B. Progress Meetings Overview 12-10, 12-22, 1-7, 1-21, 2-4

Documents:

[PROGRESS MEETINGS OVERVIEW 12-10, 12-22, 1-7, 1-21, 2-4.PDF](#)

C. ICDS Invoice December 8, 2025

Documents:

[INVOICE_232726_FROM_INNOVATIVE_CONSTRUCTION__DESIGN_SOLUTIONS_LLC.PDF](#)

D. Aramark Invoice 3

Documents:

[CHS02 INVOICE NO. 3 - 000010701-000334.PDF](#)

5. Other Business

6. Adjournment

Topic: SEBEBE Meeting

Time: Feb 5, 2026 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81237697562?pwd=omLNfXugAFzK2ceNo10oaB3N2V0yIH.1>

Meeting ID: 812 3769 7562

Passcode: 387817

One tap mobile

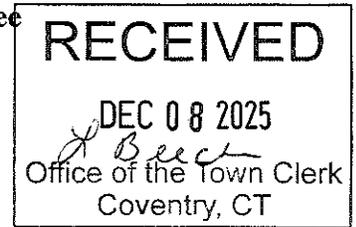
+16469313860,,81237697562#,,,,*387817# US

+19292056099,,81237697562#,,,,*387817# US (New York)

Join instructions

<https://us02web.zoom.us/meetings/81237697562/invitations?signature=nAOiduXxl70AOWTwAyKY1TkkDrBHD5XL6GA9KP69eww>

Town of Coventry
School Energy and Building Efficiency Building Committee
Meeting Minutes
December 4, 2025 6:30 PM
Town Hall Annex and Zoom Meeting



1. Call to Order, Roll Call:

The meeting was called to order by Chairwoman Mary Kortmann at 6:34 PM.

Members Present: Mary Kortmann-Chairperson, Mike Soucy-Vice Chairperson (remote), Joe Malon (remote), and Jennifer Reilly-Secretary (remote).

Absent: John Elsesser-Project Advisor

Also present: Alex Taylor-Special Projects Coordinator, James Drumm-Town Manager, Cherie Trahan-Finance Director (remote), Bill Trudelle-BOE Facilities Manager, and Charmaine Bradshaw-Hill-BOE Business Manager (remote).

2. Approval of Minutes:

A. Minutes, October 2, 2025:

Motion: I move to accept the meeting minutes of October 2, 2025.

By: Soucy

Second: Malon

Discussion: None

Vote: Unanimously in favor.

3. Review of Financial Statements:

Trahan explained that the HVAC schedule is the same as last month, but the statements have been updated to reflect the payments that were made from the approvals at the last meeting. This has reduced the encumbrances amount and increased total expenditures; however, the balance remains the same.

The school construction statements have been updated to reflect what has been paid out for the HVAC project. Additionally, work has been underway to get everything together for the reimbursements to be submitted. She stated that Trudelle advised that Bradshaw-Hill has resubmitted the 2nd reimbursement to see if it can get put through. The invoices and proof of payment were sent in for the rest of that project as well as for the roof and code projects.

Kortmann asked if the roof project retainage payment is holding up the final submission of that project, Trahan confirmed. Trahan also explained that the project was accepted as complete at the last meeting, and the payment was approved. She is going to verify that the check has been cut and payment was issued. Trudelle commented that it was paid, and he received the check and voucher.

Kortmann asked if there were any Town Council approvals that were needed prior to submitting the completed project. Trudelle explained that only approval that was needed was from the BOE, and he received that via signed minutes. He added that Taylor sent over the change orders, but a few signatures are still required. Once

those are received, it will go back to Trahan for approval, then to the lawyer, and finally to Dr. Petrone. Once approved by Dr. Petrone, it can be submitted.

Kortmann asked if the 1st 2 packets can be submitted for the project, or if they need to wait for the 3rd to be completed to submit them all at the same time. Trudelle explained that all 3 need to be submitted at the same time since it is the same project, just in 3 phases.

4. CHS Roof Project Review And Discussion:

Trudelle commented that there have been no issues with the roof, and everything looks good so far. All final stair and hand railing work has been completed.

A. QA+M Invoice October 31, 2025:

Motion: I move to authorize QA+M Invoice 17506 dated October 31, 2025, for the amount of \$137.50.

By: Malon

Second: Soucy

Discussion: Taylor explained that this was received after the last meeting, for a small remainder of their final inspections. He is unsure why this wasn't submitted previously with the last invoice. It was clarified that this needs to be approved and paid, then Trudelle will need a copy of the check to include in the reimbursement packet. Malon asked if this is the last payment due to QA+M, which Taylor confirmed it was to the best of his knowledge.

Vote: Unanimously in favor.

5. Unit Ventilator/HVAC Project Review and Discussion:

A. Project Schedule (December 2025):

Link to schedule: [18708](#)

B. Progress Meeting Overview 10/15, 10/28, 11/12, 11/24:

A copy of the Progress Meeting Overview is included at the conclusion of these minutes.

Kortmann asked if there was a plan in place to test the air conditioning, due to the dropping temperatures. Taylor explained that at the last Progress Meeting, ProMech discussed the option of overheating the building, during a time when students were not in the building, to try and test it that way. However, there is a degree of uncertainty whether this is an appropriate testing method.

Trudelle explained that he has several concerns with this method due to impact on the equipment, falsifying, and if it would be accepted by the Commissioning agent, as it will be done manually, not the equipment responding automatically. Trudelle stated he has reached out to Promech with these concerns and is waiting to hear back.

Taylor commented that the project will be in a holding pattern until there is warmer weather to test the system. Drumm explained that a project extension has been requested through July.

Kortmann asked if they are still testing other items. Trudelle explained that the Commissioning Agent has tested the electrical systems and has come up with a punch list for that. They are also looking at the classroom units. A few issues were found with the building management system, and the controls for the classroom units, so ABS had to adjust the programming. Testing will restart again soon on the unit ventilators in the ceiling for heat and cooling.

Discussion: No signatures are needed as this is from the engineers. This invoice is for consulting work, attendings meetings, etc.

Vote: Unanimously in favor.

6. 2026 Proposed Meeting Schedule:

Taylor explained that the meetings will continue to be held on the 1st Thursday of the month at 6:30 PM, for the entirety of 2026.

The only conflict is with January 1st, as it is New Years Day and lands on a Thursday. The Committee proposed moving the meeting to January 5th at 6:30 PM.

The Committee had consensus to approve the schedule, and it will be filed with the Town Clerk's Office.

It is expected that the project will be complete and the Committee will no longer be needed before the end of 2026.

7. Other Business:

Malon asked how the testing was going. Trudelle explained they have only done testing and commissioning on 1 room so far. He stated that the systems are running, and there have only been small issues with adjustments due to a learning curve of the new system. Everyone seems comfortable with the heating, and there have been no complaints so far. He feels overall, things are going good.

Kortmann asked if the fresh air system is being used. Trudelle stated that the DOAS is not on, but they are still pulling in fresh air through the filters of the classroom units. The air is not tempered, it is fresh air, so the heating valves are left open to heat the air as it comes in, so cold air isn't being pulled into the classroom. The hope is that the DOAS will be up and running next week so that tempered air can be used by the classroom units, keeping classroom temperatures steady.

8. Adjournment:

Motion: I move that the meeting be adjourned at 7:01 PM

By: Malon Second: Soucy

Voting: Unanimously in favor.

The meeting was adjourned at 7:01 PM.

Respectfully Submitted,

Nicole Archambault

Nicole Archambault
Minutes Clerk

Please Note: These minutes are not official until approved by the School Building and Energy Efficiency Committee at the next School Building and Energy Efficiency Committee meeting. Please see subsequent meeting for approval or changes to these minutes.

HVAC Progress Meeting Overview:

Project Meeting 10/15/2025:

- In attendance: James Drumm, John Elsesser, Alexander Taylor, Jay Hickey (Pro-Mech), Bill Trudelle, Scott Comrie (ICDS), David Petrone, Josh Greenwood (Aramark), Charmaine Bradshaw-Hill
- Pro-Mech
 - Final inspection planned for tomorrow (10/16)
 - Eversource planned to be on site Friday (10/17) to energize the system and tie into the pole
 - Next 2-3 weeks should be testing, ~6 weeks in total
 - Fencing is being worked on
- Bill
 - Eversource plans to tie the transformers together in mid-November
 - Not necessary to run the system, but provides a partial backup in case of failure
 - Coordinating with Eversource to plan for power being shut down during tie in
- Aramark
 - Commissioning can take place alongside start-up and Pro-Mech testing
 - Making plans to test everything given temperature
- ICDS
 - Working on punch list
- Dr. Petrone
 - Tech Ticket will be needed for ribbon cutting
 - Reminder to address the misspelling in the project sign

Project Meeting 10/28/2025:

- In attendance: James Drumm, Alexander Taylor, Jay Hickey (Pro-Mech), Bill Trudelle, Scott Comrie (ICDS), Charmaine Bradshaw-Hill
- Pro-Mech
 - Heat is on, pumps have been started
 - DOA startup expected on Thursday (10/30)
 - Chiller startup to be determined, dependent on warmer weather to adequately test
 - Boiler room cleaning, tightening of roof components, resolving minor issues

-
- No updates on final change order
 - Alex
 - Confirmed registration of location for the ribbon cutting
 - Confirmed documentation needed for next committee meeting
 - Discussed issue raised regarding different numbers on payment applications including displaying removal of spare parts
 - Numbers corrected spare parts removal will be resolved along with final change order

Project Meeting 11/12/25

- In attendance: James Drumm, John Elsesser, Alexander Taylor, Bill Trudelle, Scott Comrie (ICDS), David Petrone, Josh Greenwood (Aramark), Charmaine Bradshaw-Hill
- Bill
 - Classrooms up and running
 - Outdoor air running
 - Pro-Mech is working to install smoke alarms into ducts with alarms company
 - Chiller is planned to be started before Thanksgiving
 - Working with building maintenance system
- Scott
 - All is well on ICDS's end
 - Recently submitted field report
- Josh
 - Checking in with Bill regarding electrical panels
 - Working to power up components and test them as soon as possible

Project Meeting 11/24/25

- In attendance: James Drumm, John Elsesser, Alexander Taylor, Jay Hickey (Pro-Mech), Bill Trudelle, Scott Comrie (ICDS), David Petrone, Charmaine Bradshaw-Hill
- Pro-Mech
 - Construction winding down
 - Completing start-up

- Getting parts for smoke detectors and preparing to install
- Heat is running and few complaints have been received
- Planning to attempt to test the Chiller by overheating the building, but the extension may still be needed
- Bill
 - Reports testing from Aramark has continued
 - Second HVAC reimbursement has been resubmitted
- Charmaine
 - Confirms submission of second reimbursement
 - Receipt of submission received from the state, no response as of yet
- Scott
 - Announces retirement
 - Scott Fitch will take over as ICDS rep on this project

**Town of Coventry
HVAC Project Status
As of February 3, 2026**

Description	Account No.	FY 25/26	Appropriation	Total Expended	Encumb	Total	Balance
Sch. Bldg. Enrgy Eff - Expenditures - HVAC Pro-Mech, Inc ⁽¹⁾ Eversoure (\$9,819)	7050 - 51860	1,093,779.60		\$ 11,533,556	\$ 542,083	\$ 12,075,639	
Sch. Bldg. Enrgy Eff - Other Services Aramark - Commissioning Services East Coast Sign (\$565)	7050 - 52270	15,456.00		16,021	32,729	48,750	
Sch. Bldg. Enrgy Eff - Prelim Design & Engineering BL Companies (Design & Architectural Services) Fuss & O'Neill (RFP and Design Services) Quisenberry Arcari Malik (Grant Application Services) Innovative Construction (Add'l. Service - Grant Applic)	7050 - 54831			238,001	11,609	249,610	
Sch. Bldg. Enrgy Eff - Financing Costs (BANs)	7050 - 57540	39,666.06		71,304		71,304	
Other Projects - Part-time Project Coordinator	7911 - 51020	8,672.66		44,754		44,754	
Total Fund 310-7050 HVAC Project		1,157,574.32	\$ 11,070,000	\$ 11,903,636	\$ 586,422	\$ 12,490,058	\$ (1,420,058) ⁽²⁾



⁽¹⁾ **Pro-Mech, Inc Original Contract Amount** **\$ 11,996,520**

CO #001 - Switch Gear Breaker	3,325
CO #002 - C.U. Curb Rails	90,037
CO #003 - C.U. Electrical	74,659
CO #004 - Added Floor Tile	17,231
CO #005 - New 300 amp panel, CU-8	16,222
CO #006 - Remove U.V. & Patch, Paint	5,165
CO #007 - Remove Fin B.P. & Patch Hole	15,838
Total Change Orders	222,476

Pro-Mech, Inc Revised Contract Amount **\$ 12,218,996**

⁽²⁾ **Requested Transfer Authorization = \$1,572,000**

School Construction Projects
As of February 3, 2026

Project Name	Grant #	Award	Eligible	Reimb Rate	Est. Reimb.	Town Cost	GL Account #	Spent to Date		Notes
								Incl. Encumb	Reimb. Rec'd	
CHS HVAC Project	032 - 001 - HVAC	\$ 11,070,000	\$ 11,070,000	59.64%	\$ 6,602,148	\$ 4,467,852	310 - 7050 - 51860 310 - 7050 - XXXXX 310 - 7911 - 51020	12,490,058	\$ 2,058,072	2nd request returned - resubmitted 11/20/25 2nd not processed - resubmitted & accepted 2/3/26 Allow 7-10 days for approval; will be notified of ACH Cannot submit another partial reimbursement. Must submit for the final which cannot be done until the HVAC testing is completed. \$586,422 Open Encumb
CHS Roof Project	032 - 0062/64? - RR	\$ 5,498,448	\$ 5,088,192	59.29%	\$ 2,176,265		301 - 7000 - 58454	\$ 3,670,544		Submit for full reimbursement Need contractor bid bond for town attorney signoff \$221,251 retainage was paid
CHS Oil Tank Removal	032-0062-CV	\$ 55,000	\$ 55,000				310 - 7003 - 54301	\$ 60,000		Submit for full reimbursement. We may not have all the invoices for the oil tank removal. The 3 projects must be submitted as one. If we cannot locate invoice & payment copies, we must contact the State to see how to proceed so that we can get the reimbursement for the fire door and asbestos flooring.
CHS Asbestos Flooring	032-0062-CV	\$ 157,542	\$ 168,500				310 - 7003 - 54301	\$ 34,622		
CHS Fire Door Project	032-0062-CV	\$ 249,113	\$ 272,100				310 - 7003 - 54301	\$ 171,186		
Project Total		\$ 461,655	\$ 495,600	58.93%	\$ 292,057	\$ 203,543		\$ 265,808		
Total Open Approved Projects		\$ 18,198,997	\$ 17,679,597					\$ 16,426,409	\$ 2,058,072	
								Estimated Outstanding Reimbursments		\$ 6,300,000
CLOSED PROJECTS										
GHR Roof Project	032 - 0065 - RR	\$ 1,168,894	\$ 1,025,805				301 - 7000 - 58454	\$ 617,500	\$ 348,078	In audit
GHR Oil Tank Removal	032-0060-CV	\$ 70,800	Closed				310 - 7003 - 54301	\$ 123,245	\$ 107,242	
CGS Oil Tank Removal	032-0063-CV	\$ 70,800	Closed				310 - 7003 - 54301	\$ 94,000		
CNH Oil Tank Removal	032-0061-CV	\$ 27,000	Closed				310 - 7003 - 54301	\$ 30,000		
CHS/CNH Security Upgrades	DEMHS 021M032A	\$ 609,364			\$ 368,361	\$ 241,003	301 - 7192 - 57534	\$ 388,693	\$ 242,791	

PROJECT SCHEDULE - COVENTRY HIGH SCHOOL DESIGN IMPROVEMENTS (2024-2025)

CONSTRUCTION TASK	DURATION	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	
Submittals	2/1-5/31																					
Field Layout	4/1-9/30																					
Mobilize Equipment	4/15-6/1																					
Mobilize Material	4/15-6/1																					
Roof Duct	4/22-5/25																					
Roof Piping	5/22-5/25																					
Receive FCU's	7/15																					
Shop Prep FCU's	7/15-1/1																					
Last Day Classes	6/8																					
Dining Room System	7/15-8/15																					
Classroom Systems	7/15-1/24																					
Mind Split R&R	10/15-11/15																					
Cond. Unit R&R	10/15-12/31																					
AHU Coils R&R	10/1-12/31																					
Mech. Room Pumps	12/15-5/25																					
Excavating	11/1-12/1																					
Concrete Pads	11/1-12/1																					
Receive DOA's	1/15																					
Receive Chiller	1/15																					
Pipe Chiller	1/15-2/15																					
Pipe DOA's	1/15-2/15																					
Receive Switch GR.	9/3																					
CRITICAL DELAY ITEMS IN TOWN OF COVENTRY'S COURT																						
Wire Switch GR.	9/15-10/15																					
Transformer Engineering	9/1/24-7/15/25																					
Cond. Unit Wiring	5/25-6/25																					
Transformer Pad	8/1-9/1																					
Transformer Set	9/30-10/15																					
Remove UV.	6/15-6/30																					
Infill Brick @ U.V.	6/15-6/30																					
Wire Transformer	10/15-10/30																					
Start Up - FCU's	8/1-8/15																					
Start Up - Chiller	SPRING																					
Punch List	Feb																					

Project Meeting 12/10/2025:

- In attendance: James Drumm, Alexander Taylor, Jay Hickey (Pro-Mech), Bill Trudelle, Josh Greenwood (Aramark)
- Pro-Mech
 - The change order for the additional work surrounding the transformer is expected to be ready soon
 - Smoke inspectors have been installed and their wiring is expected to be finished by Friday (12/12/25)
 - The alarm company is expected to be out on Wednesday (12/17/25) to tie them into the system
 - Balancing work is expected to take place in January
 - Working to get the DOA running
 - Chiller startup is planned for April when the weather is expected to be warmer
 - Pro-Mech requests a reduced retainage given the extension to the schedule this component will cause
- Bill
 - No word from Eversource re: Transformer tie-in
 - No major concerns with temperature, heat is working well
- Aramark
 - DOA waiting on duct smoke detector installation before start-up
 - Further tests are waiting on DOA
 - Waiting on updates on changes for fan coil units
 - Tweaks on boiler sequence required

Project Meeting 12/22/2025:

- In attendance: James Drumm, Bill Trudelle, Scott Fitch (ICDS), Alexander Taylor, Josh (Aramark), David Petrone, Bonita Bruciati (Aramark)
- Aramark
 - Looking for an update on start-up process for several components
 - Once several confirmations are received regarding the work from sub-contractors as it pertains to programming and controls, Aramark's testing can resume

- Bill explains that Pro-mech has been attempting to get this confirmation, the programmer has been slow to respond due to family concerns
- Available to be on site first or second week of January assuming controls work is finished
- Expects most of the commissioning to be done by the end of January
- IAQ standards testing may take longer pending final balancing work
- Commissioning and documentation is expected to be finished once the weather warms and the chiller can be started up
- Bill
 - Eversource tie-in planned of transformers for the 30th
- Reimbursement
 - Waiting on feedback from resubmission of second HVAC reimbursement request
 - Bill is waiting on receiving a missing page on an invoice before moving forward with Roof reimbursement

Project Meeting 1/7/26:

- In attendance: Alexander Taylor, Jay Hickey (Pro-Mech), Bill Trudelle, Scott Fitch (ICDS), David Petrone, Josh Greenwood (Aramark), Bonita Bruciati (Aramark)
- Pro-Mech
 - Leak identified in DOA unit
 - Necessitated the unit to be shut down
 - Problem was originally identified on Christmas Eve
 - Contractor expected to be on site for repairs on Friday (1/9/26)
 - Not expected to impose major delays on schedule
 - Balancing contractor putting together a schedule
- ICDS
 - Waiting on tab report and resolution of punch-list items
- Aramark
 - Issues found are being logged into the system for pro-mech to resolve
 - Waiting on update from controls contractor

Project Meeting 1/21/26:

- In attendance: Alexander Taylor, Jay Hickey (Pro-Mech), Bill Trudelle, David Petrone, Josh Greenwood (Aramark), Bonita Bruciati (Aramark)
- Pro-Mech
 - Coil on DOA has been fixed
 - No issues, Aramark has confirmed it is up and running
 - Pro-Mech has printed out reports from Aramark to review and address
 - Balancing is being scheduled, the process will likely take several weeks
 - Similarly, the punch-list will likely be finished in several weeks
 - Change order is still being worked on, explains there is an internal discussion taking place
- Aramark
 - Basic parts and installation have been commissioned
 - Still waiting on some programming for boilers and heating system
 - Aramark identified a potential issue where valve handles on fan coil units are covered by installation
 - Further discussion necessary with ICDS regarding potential solutions to allow for easier access
 - Several other minor issues throughout which Pro-Mech identifies they have received and plan to address

Project Meeting 2/4/26:

- In attendance: James Drumm, Alexander Taylor, Jay Hickey (Pro-Mech), Bill Trudelle, David Petrone, Josh Greenwood (Aramark), Scott Fitch (ICDS)
- Pro-Mech
 - Working on change order, expect to send out later today (2/4/26)
 - Balancer scheduled for the 16th and 17th, with the process expected to take 2-3 weeks in total
 - Working on punch list items
 - Working with subcontractors on programming of system

- Still looking into fan coil valve insulation
- Aramark
 - Functional testing largely complete
 - Waiting for programming work on boiler to conduct further tests to that system
 - Waiting on balancing to conduct further testing
- Dr. Petrone
 - Reminded all parties of the project deadline on June 30th and cautioned that with the paperwork required, that limit will approach sooner than expected



INNOVATIVE CONSTRUCTION & DESIGN SOLUTIONS, LLC

10 White Wood Ln
North Branford, CT 06471
+12034538596
dfisher@icdssl.com
www.icdssl.com

BILL TO

Coventry Town Hall
1712 Main Street
Coventry, CT 06238-0000

INVOICE 232726

DATE 12/08/2025 TERMS Net 30

DUE DATE 01/07/2026

P.O. NUMBER

John A. Elsessor

PROJECT

Coventry High School HVAC

DATE	AMOUNT
Coventry High School Unit Ventilator Replacement Engineering Services Additional Services Related to HVAC Grant Application Approval	0.00
Consulting Construction Documents * 100% Construction Documents	0.00
Previously Invoiced	
Consulting Bidding Services	0.00
Previously Invoiced	
Consulting Construction Administration Services	4,010.00
Previously Invoiced through 95%	
Progress Invoice 95 to 100%, 0.05 @ \$80,200.00	
ICDS Consultant Civil Engineering Services for Eversource Easement , 1 @ \$14,500.00	14,500.00T

Please make your check payable to-ICDS, LLC
Thank you for your business.

SUBTOTAL	18,510.00
TAX	0.00
TOTAL	18,510.00

TOTAL DUE \$18,510.00



Town of Coventry
1712 Main St
Coventry, CT 06238

Building Commissioning Services
INVOICE

Invoice Date: 12/23/2025
Invoice No: 000010701-000334

ARAMARK Project No: CHS02

<i>Coventry High School HVAC Design Improvements</i>				
PROFESSIONAL SERVICES RENDERED				\$17,271.00
For work completed through November 28th, 2025.				
<u>Contract Billing Summary</u>				
Project Phase	Fee	Percent Complete	Previously Billed	Current Billing
Base Services	\$ 48,185.00	47%	\$15,456.00	\$7,261.00
Add Alternate	\$ 60,795.00	44%	\$16,814.00	\$10,010.00
Total	\$ 108,980.00	45%	\$32,270.00	\$17,271.00
TOTAL INVOICE				\$17,271.00

Profit Center #000010701

Please make checks payable to:
ARAMARK Management Services LP
(include copy of invoice with check)

Please remit to:
ARAMARK Dallas Lockbox
PO Box 978839
Dallas, TX 75397-8839