

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, January 24, Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Joseph Borst, Thomas Catalina, Anthony D'Angelo, James Juliano, Roger Letso, Peter Samoskevich, Robert Edwards (8:30).

Also Present: Clerk of the Works William Knight, Fletcher Thompson representative Joseph Costa, Morganti representative Mark Schweitzer and Field Supervisor Chuck Blaszko, Kaestle Boos principal Chuck Boos, one member of the press.

Public Participation. None noted.

High School Expansion Project.

Mr. Schweitzer reported that the ceiling tiles are completed, the new VET/VCT was installed in the cafetorium, stairwell work was done, doors were installed in culinary, the wall outside Mr. Faiella's office was addressed, mirrored glass will be installed tomorrow. Mr. Knight said that the location of the last row of bleachers in the gym allows people to walk in front of the scorer's table and to walk on the cables behind the scorer's table and needs to be addressed. The floor boxes can be moved. Currently they are covered with a small ramp type protector. Fletcher-Thompson was asked to provide a recommendation. Mr. Costa said that the boxes are designed so that the wires lay down flat. Fletcher-Thompson will make a recommendation to move the boxes or provide some other method of protection.

Twelve items remain on the punch list. All work will be done by the end of the February break. Repair of the tiles at the threshold of the corridor and placing the mirrored glass are the two main items. Mr. Mitchell feels that the tiles do not need to be replaced, they are not readily visible, but the tiles that are on order. Fletcher-Thompson was asked to make a recommendation on whether the tiles need to be replaced. Mr. Mitchell feels that the tiles on order could be kept for future stock. Mr. Knight will ask the High School personnel if the tiles really need to be replaced.

Mr. Knight reported that all of items on the High School punch list are done except for some furniture items which are being worked on as part of the warranty. Mr. Knight said that Mr. Faiella wants four doors removed from the privacy screen around the roof top mechanical area because the hinges have broken off and were being repaired. If someone forgets to close the doors, the wind may cause them to fall off again.

Tack boards from the mason are needed to cover the block work that is not up to par.

A revised punch list will be submitted by Morganti to be included with these minutes.

Mr. Mitchell said that Kohler Ronan will submit a written report on the air handler indicating that they think it is a control wiring problem and not a unit problem. The report will include a recommended punch list. Commissioning was not part of the Morganti or FT contract.

Mr. Mitchell noted that the greenhouse welding is exceptional and the mock up is good. The leaders need to be connected. Control issues are being worked out with the installer. The Patch online newspaper requested the cost of the greenhouse. Mr. Mitchell said that is was explained to The Patch that there is no way to determine the total and Patch was satisfied with the explanation. As an example, Mr. Mitchell indicated that the cost of the sprinkler for the greenhouse are part of the total sprinkler cost and were not bid as a separate item. The same would be true for most items, such as the site work and power.

Mr. Mitchell distributed the Change Order documents that need to be filed with the State by the Board of Education (Attachment A to original minutes). These were provided by Morganti as State Change Order 05. Mr. Mitchell requested that Morganti and FT confirm that all documents needed for State reimbursement are submitted to the BoE.

Review of Applications for Payment – High School Expansion Project

Mr. Mitchell noted that the Morganti invoice was received today. He stated that future invoices will not be approved unless they are received well in advance of the meetings for review by the commission prior to the meeting.

Morganti Application #31 in the amount of \$144,923.55. Mr. Borst moved to recommend payment of the above invoice. Mr. Samoskevich seconded motion. All were in favor.

Fletcher Thompson invoices #18461 in the amount of \$1,490.00 and #18590 in the amount of \$2,020.00 for supplemental field work. Mr. D'Angelo moved to recommend payment of the above invoices. Mr. Borst seconded motion. All were in favor.

Middle School Roof

Mr. Boos said that we are waiting for the final closeout from the contractors and Bureau of School Facilities action. Mr. Knight reported that items remaining are small items: ceiling tiles, paint items, LED lights in the cafeteria need to be programmed. There is a leak in the cafeteria that Silktown will look at this afternoon or tomorrow. Mr. Knight said there is an outstanding change order for caulking the masonry joints in the existing brick work, not part of the project.

Reimbursement of \$1,059,713.00 is expected from the State. Mr. Mitchell requested that Mr. Boos confirm that all documents needed for State reimbursement are submitted to the BoE.

Hawley School HVAC Project

Mr. Boos distributed and discussed Kaestle Boos fee proposal for architectural engineering services for the project.

Mr. Mitchell noted that under the FOIA the public meeting should not include the dollar amounts and terms of the contract until a contract is signed so that these aspects of the Kaestle Boos proposal will not be discussed.

Mr. Boos said that the initial goal is to replace the boilers and install a new ducted HVAC system bringing the building up to current standards. Phase Zero is a project feasibility assessment. Phase I is the boiler replacement, Phases II and III are installation of the HVAC system. This will be done over a series of summers so as to not shut down the school. First an existing conditions survey will be completed which will include a complete code analysis of the building.

Mr. Boos noted that the Capital Improvement Plan does not anticipate any reimbursement on the project but that an educational spec can be written up so that the project could qualify for reimbursement from the State. This will be further examined in Phase Zero.

Mr. Mitchell noted that Mr. Edwards and Mr. Catalina comprise the ad hoc committee for the project.

Mr. Mitchell would like to recommend to the Town that Kaestle Boos be authorized to proceed. Mr. Edwards moved to recommend to the Town that Kaestle Boos be authorized to proceed with the architectural/engineering phase of the project as indicated in the January 9, 2012 proposal from Kaestle Boos as written.. Second by Mr. Borst and unanimously carried.

Unfinished Business

Minutes. Upon motion of Mr. Samoskevich, the minutes of the regular meeting of December 20, 2011 were unanimously accepted as presented.

New Business

FOIA Requirements. Mr. Mitchell attended an FOIA session presented by the State and he discussed highlights of the session. He noted that virtually everything that our Commission does is totally within the requirements. The agenda of a regular meeting can be changed at the meeting. The agenda for a special meeting cannot be changed once it is posted. Emergency meetings are strongly discouraged by the State.

If an ad hoc committee meets, technically that is a meeting that must be published. The minutes can be posted as part of the next regular meeting's minutes. If two members of the same party meet, that is not a meeting, it is a caucus depending on the discussions.

Mr. Mitchell passed out to the commission copies of the FOIA session pass outs.

Election of Officers.

Mr. Samoskevich moved that the present slate of officers remain through 2012 with Mr. Mitchell as Chair, Mr. Edwards as Vice Chairman and Mr. D'Angelo as Secretary. Second by Mr. Letso and unanimously carried.

Mr. Mitchell moved to add executive session to the agenda to discuss personnel issue, a contract issue and a pending legal issue. Second by Mr. Letso and unanimously carried.

Mr. Edwards moved to enter executive session at 9:03 p.m. to discuss personnel issues, a contract issue with Mr. Boos and a pending potential legal issue. Second by Mr. D'Angelo and unanimously carried. Mr. Knight was invited to attend for the entire session. Mr. Boos was invited to attend for the portion that pertained to him. At this time the clerk left the meeting.

The Executive Session was adjourned at 9:35. No actions were taken.

The PB&S Commission meeting was adjourned at 9:35 with a motion by Mr. Samoskevich, seconded by Mr. Edwards and unanimously carried.

The next meeting will be on February 28, 2012.

Ann M. Mazur, Clerk