

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, March 27, 2012. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Joseph Borst, Anthony D'Angelo, James Juliano, Roger Letso, Rick Matschke, Peter Samoskevich. **Absent:** Thomas Catalina, Robert Edwards.

Also Present: Clerk of the Works William Knight, Morganti representative Mark Schweitzer and field supervisor Chuck Blaszkowski, Kaestle Boos principal Chuck Boos, Jennifer Mangiali of Kaestle Boos and Ron Bathrick of CES and Public Works Director Fred Hurley.

Minutes: Upon motion of Mr. Borst, the minutes of the regular meeting of February 28, 2012 were unanimously accepted as presented.

Public Participation: None noted

Review of Town initiated Projects – Fred Hurley: The Commission invited Mr. Hurley to this meeting to get an overall understanding on current and near-term projects being pursued by the Town. Some of these may be referred to the Commission.

Mr. Hurley noted that the solar project being done at the Waste Water Treatment Plant is being done under a grant. This would be a ground based system rather than a roof system. He said that a third party program under Renewable Energy Credit and Zero Energy Credits (Z Recs) is being undertaken for projects in the state. Mr. Hurley said that this project would reduce the Town's carbon footprint.

The Town has submitted the Middle School for a solar panel location for this third party program. Virtual net metering is being looked into for this project, allowing energy produced on one building to be used as an offset against the electrical loads of other buildings. He noted that CL&P has to approve this program. Mr. Mitchell is concerned that this would place PV panels that the Town does not own, on a Town owned building. Mr. Hurley said he recommended to the First Selectman that the Commission participate in this program.

Mr. Hurley next discussed the project by Celtic Energy who will identify for the Town, on a building by building basis, any savings in operational costs that can be identified. He would like Public Building to be involved in selecting a company to report on the items being recommended and review their recommendation. Mr. Hurley asked for a review of three buildings. Five companies responded to the RFQ with AmeresCo and Honeywell submitted proposals for these building studies. He said that a partner for the end of the grant must be selected within a month.

Mr. Hurley said that the Animal Control Facility will be substantially completed externally by the end of April. Internal work should be completed in May and the building should be occupied in June.

Litchfield and Yale building areas, following the demolition, will be leveled and will be used for parking.

Concerning Fairfield Hills, the Ambulance project will be where the Victory Garden is at present. Woodbury Hall will come down and Claris Construction will have a long term lease for the building. Above ground utilities may be put underground. Mr. Mitchell asked if the Fairfield Hills Authority came up with an architectural design standard for the campus. Also the lights and benches on the campus have to meet a certain standard but he is not aware of a design standard for the entire campus. Mr. Hurley said that the Youth Academy had to meet a certain design criteria established as part of the lease.

Mr. Borst and Mr. Letso agreed to be on an ad hoc committee to review the solar energy project.

High School Expansion Project: Mr. Schweitzer distributed and discussed “Open Items” dated March 15, 2012 (Attachment A to original minutes). He noted which items will not be completed by the end of the month. Kohler Ronan is recommending that the project be completed as originally designed. Mr. Mitchell said that he will recommend that the Town commission an independent agent for this work a full commissioning of the MEP systems. Greenhouse - there is still an issue with the motor on one of the fans in that a louver slams open; the motor has been replaced but this is still occurring. Mr. Mitchell would like the project closed out by the next meeting and the paperwork sent to the State by that time.

Review of Applications for Payment – High School Expansion Project

Morganti Application #33 in the amount of \$100,457.79. Mr. Samoskevich moved to recommend payment. Mr. Juliano seconded motion. All were in favor.

Change Order #97 in a credit amount of \$3,444.25 for not staining the retaining wall Change Order #98 for \$60,865.20 for Earthmovers. Change Order 98 should be reimbursed by the insurance company. Mr. D’Angelo moved to recommend accepting Change Order (credit) #97 and payment of Changer Order #98 . Mr. Borst seconded motion. All were in favor.

Alarms by Precision invoice #92077 in the amount of \$14,800.00 for fire wires and sensors and installation. Mr. Samoskevich moved to recommend payment. Mr. Juliano seconded motion. All were in favor.

Fletcher Thompson invoice #18827 in the amount of \$4,570.00 for supplemental construction administration phase services. Mr. Samoskevich moved to recommend payment. Mr. Juliano seconded motion. All were in favor.

The Board of Education's fifth request for payment of invoice March 7, 2012 in the amount of \$78,122.00 for additional sports expenses, plant operation and maintenance expenses and modular rental. The Commission does not recommend payment. It has not recommended payment of this invoice for the past four requests. This will need to be a Town determined additional cost item since it is not a direct construction cost in the original budget.

Middle School Roof Project: Mr. Mitchell noted that the final as built have not yet been submitted. Mr. Knight will follow up with Mr. Kirby of KBA to expedite their completion.

Hawley School HVAC Project: This is the initial presentation by KBA on the project. Mr. Boos distributed and discussed "Newtown Hawley School Boiler Replacement & Infrastructure Upgrading Project Status" dated March 27, 2012 (Attachment B to original minutes). Mr. Bathrick distributed and discussed "Hawley Elementary School Boiler Plant Options - Draft" dated March 27, 2012. Mr. Bathrick discussed existing conditions as well as the boiler plant options of either gas or oil for the three sections of the building.

Mr. Boos noted that he will present at the Commission's next meeting his recommendations for the type of system as well as a phasing proposal.

He recommends a detailed hazmat survey to identify materials and air quality information. Doing a thorough survey now will minimize future unforeseen expenditures. This will need to be approved by the Town due to the potential expense.

He has a proposal from Clarence Welti for \$5,500.00 for geo-technical services. He will prepare a formal proposal since we do not have to solicit bids for under \$10,000.00.

Mr. Mitchell noted that Mr. Edwards and Mr. Catalina are on the ad hoc committee for this project.

He suggested that Kaestle Boos meet with the Building Official and the Fire Marshall to keep them informed on the status of the project and address any of their concerns during the design phases.

The age of the buildings will need to be addressed as part of the assessment. Ms. Mangiali said that some lintels have brick movement and cracking. Caulk joints are open. One of the arched doorways may have rotting wood above the lintel in the 1921 section. Some rebar is showing in the 1921 boiler room area. Stairs, railings and landings may not meet code requirements. Mr. Boos said that the depressed cafeteria does not meet code. The new ADA requirements are not "grandfathered" and may need to have a corrective action plan.

Review of Application for Payment

Kaestle Boos invoice #1 in the amount of \$18,000.00. Mr. Samoskevich moved to recommend payment of the above invoice. Mr. D'Angelo seconded motion. All were in favor.

Unfinished Business: None noted

New Business: Mr. Mitchell would like two Commissioners to work with the Board of Finance and Legislative Council to describe the benefits that our Commission brings to the Town. They would make presentations to Town agencies noting the services we provide and how we should be involved at the earliest parts of a potential project. They will also provide a methodology to convince them that Public Building and Site should be in charge of these projects at their commencement. He suggested Mr. Borst, as a past First Selectman, lead the Ad Hoc Committee. Mr. Letso will join Mr. Borst in the effort.

Mr. Mitchell will continue to interface with Ms. Llodra and Mr. Tait.

The next meeting will be on April 24, 2012.

Adjournment: The meeting adjourned at 9:40 p.m.

Ann M. Mazur, Clerk