

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, September 25, 2012. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Joseph Borst, Anthony D'Angelo, Robert Edwards (7:20), Peter Samoskevich. **Absent:** Thomas Catalina, James Juliano, Roger Letso, Rick Matschke.

Also Present: Clerk of the Works William Knight, Morganti representative Mark Schweitzer, Fletcher Thompson representative Rick Rapice, Kaestle Boos principal Chuck Boos, Ron Bathrick of Consulting Engineering Services, Gino Faiella, Board of Ed Director of Grounds and Maintenance.

Public Participation. None noted.

Minutes. Upon motion of Mr. D'Angelo, the minutes of the special meeting of September 10, 2012 and the regular meeting of August 28, 2012 were unanimously accepted as presented. Note: during the meeting it was determined that in the minutes of August 10, 2012 it was incorrectly stated that hot water piping would be replaced. Steam piping is to be replaced.

Town of Newtown ESCO Projects. Mr. Mitchell noted that the State has had significant problems with the bidding process and is re-evaluating the process. There was not a problem with Newtown, but the State is re-evaluating the entire process, causing delays in implementation.

High School Expansion Project. Mr. Schweitzer noted that the fire doors were remanufactured and installed. The fire door astragal was not the one that the Fire Marshal wanted and the one that he wanted was ordered and will be installed this week.

The greenhouse grow light has been ordered and the Board of Ed will replace it once it is in; they moved the light and that voided the warranty. Pipe insulation was put on the conduit but that is not the cause of the noise. The cause will continue to be investigated.

Cafetorium leak has been repaired and it has not leaked with the two heavy rain storms.

AHU18 rework of the ductwork will be done by Mr. Faiella's selected HVAC contractor.

To eliminate excess water in the back parking lot a berm will be put in to keep the water away from the sprinkler hub.

Carpet will be replaced where frayed due to installation.

Computer lab caulk joints are done but are two different colors which will be corrected.

The joint under the bridge does not call for caulk but this will be done.

The basketball hoops middle screen catches and the center one is further out than the other two. Mr. Knight agrees and said they were fine initially. This has been used for a year and Mr. Mitchell noted that Mr. Faiella should take care of this as a standard usage adjustment.

Eye wash mixing valve will be replaced.

Two leaks in the F wing will be repaired by Sonofil.

The expansion module in the fire panel system indicates "system trouble in the code" rather than "fire expansion problem" when no trouble is actual. Mr. Faiella said that some of the doors close when this problem occurs and he is trying to resolve the issue. Alarms by Precision will investigate the issue.

A walk through will be set up by Morganti for the Fire Marshal and Building Official. Mr. Mitchell requested Mr. Knight to attend.

Mr. Faiella said that the dishwashers in the science lab prep room have never been hooked up. He said that no one has asked to use them. He said that water is leaking into the base of the cabinet and that was how he discovered that the dishwashers were not hooked up. Morganti is to correct.

Mr. Rapice said that for Change Order #4 all info has been submitted to the State to Natalina Raimondi. We are not resubmitting after a six month period but are revising our submissions. Mr. Rapice will provide Finance Director Bob Tait with this figure.

Mr. D'Angelo moved that the High School Expansion Project in its current state with everything that has come up today including all documentation be turned over to the Town Attorney for review for acceptance by the Town. Second by Mr. Borst and unanimously carried.

Mr. Mitchell wants to be sure that the subcontractors are paid on time baed on State requirements. Morganti is to verify with the release of liens.

Hawley School HVAC Project. Mr. Samoskevich moved to recommend that the Town of Newtown purchase the property adjacent to Hawley School. Second by Mr. Borst and unanimously carried.

Mr. Mitchell said that last week the Legislative Council, Board of Ed and Board of Finance approved the boiler replacement and infrastructure upgrading phase of the project.

Mr. Boos distributed and discussed "Newtown Hawley School Boiler Replacement and Infrastructure Upgrading" dated 9.25.2012 (Attachment A).

Mr. Bathrick noted that the rooftop units were to be interfaced with the boiler system in the original plan. When this was changed to a boiler only system, this would be for 1948 and the 1997 wings but not the 1921 wing. We don't want to oversize the boilers. We will try to consider putting in the roof top gas units when the ventilation system is put in. We have to keep the oil burner for the 1921 wing until that wing is done. Steam pipes will be removed and replaced with hot water.

The 1997 system will be integrated with the 1948 system and the 1921 system will be included if it is approved to be done in the future. Mr. Bathrick said that the electrical system upgrade for the building will depend on whether the Town goes with the air conditioning units in the future.

Mr. Mitchell wants to insure that nothing done in Phase I will have to be taken out or ripped out if Phase II is approved in the future. He noted that Phase I is a stand along project.

Mr. Boos said that Phase I will be done during the next summer break. Mr. Boos said that masonry repairs can be bid as an alternate because there are problems with the lintels above all the doors and windows. Mr. Mitchell asked if this has to be done in Phase I; Mr. Boos said no, they can be deferred to Phase 2 but would incur additional costs and incursions into the classrooms. Mr. Boos presented a proposal to do testing and investigations of the current lintel systems and amount requiring corrections. This was part of Phase 0 but that these funds were not spent. Mr. Boos will send a quote that was received to Mr. Mitchell and Mr. Tait tomorrow. Mr. Mitchell said this should be an add alternate. Mr. Edwards moved to approve the testing of the window lintels in the 1948 section not to exceed \$8,500 pending availability of funds. Second by Mr. D'Angelo and unanimously carried.

Mr. Faiella asked how the boiler room water incursion issues will be addressed. Mr. Bathrick said the floor may be elevated one riser at a time no more than sixteen inches. Under drainage will be put in with a sump pump. This will discharge into the sanitary system and no oil separation is required per Mr. Bathrick. Mr. Boos said that the existing chimney will be capped or recapped to collect the condensate from the new boilers.

Unfinished Business. Mr. Mitchell received a letter from the Legislative Council requesting that the Commission advise them of how duties of the Commission can be better noted in the Charter. He noted that the Board of Ed is very pleased with the Commission's implementing of the Phase O approach for projects. Mr. Mitchell presented the Legislative Council will a document listing the Commission's responsibilities.

Mr. Samoskevich asked Mr. Faiella if the new boilers will do the job at Hawley School. Mr. Faiella said that he has done a lot of research and these are high efficiency lower maintenance boilers.

New Business. None noted.

Possible Executive Session to discuss legal matters. There was no executive session.

The next meeting will be on October 23, 2012.

Adjournment. The meeting adjourned at 8:03 p.m.

Ann M. Mazur, Clerk



NEWTOWN HAWLEY SCHOOL Boiler Replacement & Infrastructure Upgrading

BID DOCUMENT PRODUCTION / BIDDING SCHEDULE

Design Development Documents Submitted to B&SC for Review and Approval..... October 23rd
(Includes Outline Specifications and Equipment Cuts)

Local Approvals..... Week of November 5th

Construction Documents Submitted to B&SC for Review and Approval..... November 27th
(Includes Specifications, Bid Documents and Proposed Construction Schedule)

Bidding Schedule to be Determined By Building and Site Commission.
(Advertising Date and Bid Date. Consider impact of the Christmas/New Year's Holidays)

Bid Vetting..... Allow Two Weeks

Proposed Contract Approval, on or before..... February 5, 2013