

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, October 23, 2012. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

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

Also Present: Clerk of the Works William Knight, Morganti representative Mark Schweitzer, Kaestle Boos principal Chuck Boos and project engineer Scott Mangiagli, and Landscape architect Jim Sperry, Ron Bathrick of CES, Gino Faiella, Board of Ed Director of Grounds and Maintenance and contractor Frank Wolferseder.

Public Participation. None noted.

Minutes. The minutes of September 25, 2012 will be amended to note that it is not known if caulking is needed under the bridge joint (Mr. Mitchell will follow up with Fletcher-Thompson) and the dishwasher was removed to install the flask washers. Morganti will reinstall the dishwashers. Upon motion of Mr. Matschke, the minutes of the regular meeting of September 25, 2012 were unanimously accepted as amended.

Town of Newtown Projects. Esco status. Mr. Mitchell reported that Public Works Director Fred Hurley will attend a ZREC meeting with the State November 5 and no further information will be available until after that meeting. Rick Matschke will also attend.

High School Expansion Project. Mr. Schweitzer noted that Eastern Fire Doors has not as yet delivered the astragals for the fire doors. These are to be installed prior to the building official's walk through. The grow light for the greenhouse should be received soon and will be immediately installed. The fan housing will be re-attached with more screws to see if that is the cause of the noise. The cafeteria has not leaked any more. We are waiting for pricing for AHU-18. This is scheduled through Mr. Faiella. The contractor for the back parking lot did not show up as scheduled. Morganti will engage another sub-contractor for the corrective work. The berm for the irrigation pond/pump should take half a day to complete. The elevator carpet has been replaced. The caulk issues in the computer lab will be addressed next week. Eye wash temperature mixing valve has been ordered. Sonofil is looking at the leaks in the F wing. The fire wall is not leaking.

Mr. Faiella noted that the basketball hoop curtain will be pulled back and may be a yearly maintenance item.

The fire panel problem has not been worked out. Mr. Faiella will ask Mr. Wolferseder to look at it; Mr. Schweitzer will contact Bob Trippee.

Mr. Wolferseder is here tonight because he said that he has not been paid \$13,040.50 for a year. He is a subcontractor to another subcontractor, Bob Trippee. He handles security for the Board of Education. He was asked to accept a check with two names on it, his and Mr. Trippee's. He is here to ask the Public Building and Site Commission to help him out. He will not look at the Area of Refuge until he is paid. Mr. Schweitzer noted that Mr. Wolferseder's invoices are four invoices on two of Mr. Trippee's invoices. Mr. Mitchell will talk to Finance Director Bob Tait to see if the Town has the authority to pay Mr. Wolferseder directly. Mr. Schweitzer will advise Mr. Mitchell of the amount that is owed to Mr. Trippee and how much retainage there is. Mr. Schweitzer will advise Mr. Trippee that if he does not make payment to Mr. Wolferseder by Friday, the Town Attorney will take action.

Mr. Faiella noted that the greenhouse security access has not been done. Mr. Mitchell said that this never came to Public Building and Site Commission previously.

Mr. Schweitzer reported that all paperwork for Change Orders has been submitted to the State. No response has been received. Mr. Mitchell with check on the progress with FT.

Review of Applications for Payment – High School Expansion Project

Fletcher Thompson invoice #19525 in the amount of \$900.00 for professional services. This invoice will be tabled until it is determined what it represents.

Hawley School HVAC Project. Mr. Boos distributed and discussed "Phase One – Working Draft Revised – Boiler Replacement and Related Renovation in the 1948 Section (Attachment A). This is the full Design development submission. He noted that in this Phase the steam system in the 1948 Section will be replaced and the system in the 1997 Section is there and needs to be connected. The system will be converted to a hot water heating system. Mr. Bathrick noted that the ground water leakage in the boiler room will be addressed. Mr. Boos noted that this is a repair/maintenance project.

It will be determined if an Inland Wetlands permit is required for the new boiler room sump pump and the new storm and sanitary sumps to be installed in the boiler room, or at the outflow to the drywell.

Mr. Boos reported that an electric hot water heater will be installed for use during the summer months, allowing for the boilers to be shut down over the summer, saving energy. He noted that the corrective patching and fireproofing of the corridor walls need to be quantified; Mr. Faiella does not know what is in the ceiling. Mr. Boos would like the ceiling pads removed for two weeks before the pre bid conference. He would then require the contractors to do their own inspections and bid on what they would do. Mr. Mitchell would like Kaestle-Boos to quantify and photograph this for the scope review.

Mr. Boos said that we are on schedule. He noted that the Town deleted the masonry lintel investigation from this phase. He strongly recommends that the investigation be done now and that any corrective issues be taken as an alternate. Following discussions by the

Commission a motion was made by Mr. Mitchell and seconded by Mr. Edwards that the Town reconsider the lintel testing and investigation and authorize that it be done immediately. The proposal amount is for \$8,500. All were in favor. Mr. Mitchell will forward this recommendation on to Mr. Tait.

Mr. Boos noted that the air quality of the school is safe even if it does not fully comply with the current guidelines. The full air system upgrade will be part of Phase 2 and 3.

The cafeteria exiting is appropriate since the area is fully sprinklered and accepted by the Town Fire/Building Office. The area will be further examined as part of Phase 3.

Mr. Boos recommended that a sub-slab test pit be made to examine the water table and existing footing location and condition. Mr. Boos will forward a proposal to Mr. Mitchell and Mr. Tait to have the pit dig. This will assist with the development of the construction documentation and alleviate potential added costs during construction.

Review of Application for Payment.

Kaestle Boos Applications #1 and #2 in the amount of \$14,400.00 and \$3,949.10 for Phase 0. Mr. Edwards moved to recommend payment. Mr. Samoskevich seconded motion. All were in favor.

Unfinished Business.

New Business

Executive Session

Upon motion of Mr. Edwards, the Commission entered into Executive Session at 8:15 to discuss potential legal issues. The Commission came out of the Executive Session at 8:30.

The next meeting will be on November 27, 2012.

Adjournment. The meeting adjourned at 8:30 p.m. The motion to adjourn was made by Mr. Samoskevich and seconded by Mr. Edwards. All were in favor.

Ann M. Mazur, Clerk



PBSC
10-23-12
"A"

NEWTOWN HAWLEY SCHOOL

Boiler Replacement & Infrastructure Upgrading

PHASE ONE - WORKING DRAFT

~ REVISED ~

BOILER REPLACEMENT and RELATED RENOVATION IN THE 1948 SECTION

MECHANICAL TASKS:

- Existing steam radiation system to be removed and replaced with a new hot water system
- Install two new hot water boilers and associated breaching
- Install new gas service as a fuel source for the boilers
- Install new energy management system
- Install new boiler room sump pump
- Install new storm and sanitary sumps in boiler room

ELECTRICAL TASKS:

- Modify existing addressable fire alarm panel as required in areas renovated
- Modify existing emergency lights, exit lights and smoke/heat detectors to the satisfaction of the Fire Marshall

RELATED RENOVATION TASKS:

- Remove existing radiation, associated casework and possible hazmat materials
- Insulate exterior walls
- Install new casework associated with new hot water radiation
- Repair existing rated wall systems to required rating standard
- Repaint areas affected by renovation process
- Repair site where disturbed by new utility installation
- **Repair distressed masonry at window heads** (DELETED)
- Replace boiler room floor slab, install under-drainage and waterproofing
- Install new floor slab and underfloor drainage in boiler room
- Adjust door and louver openings to accomodate new equipment