

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, April 23, 2013. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

**Present:** Robert Mitchell, Joseph Borst, Thomas Catalina, James Juliano, Roger Letso, Rick Matschke, Peter Samoskevich. **Absent.** Robert Edwards, Anthony D'Angelo. **Also Present:** Clerk of the Works William Knight, Kaestle Boos principal Chuck Boos.

**Public Participation.** None noted.

**Minutes.** Upon motion of Mr. Borst, the minutes of the regular meeting of March 26, 2013 were unanimously accepted as presented.

**Review of Town Initiated Projects**

**ESCO Status and role of PB&S.** Mr. Letso distributed the draft of the Investment Grade Audit Agreement from Ameresco (Att A to original minutes). Mr. Letso noted that a presentation was made to the Board of Selectmen, who has not yet voted on appointing the Public Building and Site Commission to the project. At this time Public Building does not have any interface with the State. The Board of Finance will review the project this Thursday, April 25, 2013. The agreement has been sent to the Town Attorney for his review. Mr. Matschke noted that there is a time limit of 120 days to approve the project.

**High School Expansion Project.**

**Final time line for project document completion.** Mr. Mitchell noted that the final application for payment approved last month by the Commission was contingent upon the release of the liens of the contractors and sub-contractors. These documents have not yet been submitted by Morganti, so that this invoice has not been paid. Mr. Mitchell noted that there will be at least one more "final" application for payment for other retainage.

Reimbursement from the State. Mr. Mitchell reported that Morganti and Fletcher-Thompson said that they have given everything to the Board of Education, but the State has not responded to the documentation. The Town Attorney is investigating this.

Flooding problem in the back parking lot. A survey was done to determine the true grades and where the water is coming from that is filling the drywell. The vault is below grade and floods and may be placed above grade. Parks and Recreation has been requested to determine a cost for this. The estimated \$25,000 cost was sent to Mr. Tait to see what funding source is appropriate.

**Invoice for Payment.**

Alarms By Precision invoice #93281 in the amount of \$10,347.50 for completion of the area of refuge at the High School. Mr. Borst moved to recommend approval of payment of this invoice, second by Mr. Catalina and unanimously carried.

**Hawley School Project time frame review.**

Mr. Boos reported that a building permit has been issued. He distributed a list of the subcontractors. The asbestos contractor is ready to go after the boilers are shut down May 15; this abatement will not be done when the children are in school. Mr. Knight said that the principal would like a 100% guarantee that all the asbestos will be removed and that the children will not be exposed to asbestos. Mr. Mitchell said that the Chairman of the Board of Ed will appoint the principal or other staff member of the school to be a central contact for any issues that arise. Mr. Boos noted that the State will not allow the abatement to proceed unless everything is properly signed off. Mr. Mitchell noted that there is no asbestos abatement in the public areas; it is contained within the mechanical area.

Mr. Boos noted that the commissioning is at the discretion of the Public Building and Site Commission. Measuring and certification of the boiler efficiency will be tied into the ESCO project. We will be going from a steam to a hot water system. Mt. Knight said the Parks and Rec has been notified that they cannot use the fields.

Concerning the amount of wall patching above the ceilings that will be needed in the corridors, Mr. Boos said that the walls in the corridors are in fairly good shape. Mr. Knight said that Action Air will be making their own penetrations also and will be responsible for sealing them. Mr. Boos will verify the allowance that was included in the documents to cover this. If the amount is above the allowance, a PCO must be issued for approval.

Mr. Boos said that the hot water heaters are on 5 inch housekeeping pads. A new 9 inch slab is called for in the mechanical room. The structural engineer will verify if the pads need to be removed. He said he thinks this is part of the abatement.

Mr. Boos and Mr. Knight have not heard of any delays in the project.

**Invoice for Payment**

Mr. Letso moved to recommend approval of Gennarini Construction Company invoice #1 in the amount of \$16,150.00 for the bond. Second by Mr. Borst and unanimously approved.

**New Business.**

**Sandy Hook Elementary School.**

On May 3 (or possibly May 10) a site and/or scenario will be selected and recommended for the school by the Sandy Hook Building Task Force. The potential sites have been narrowed down to two possible sites, the SAC field or the existing site. It is anticipated that on May 6 the Board of Selectmen will appoint the Public Building and Site

Commission as the building committee for the school. At that time the Committee's meetings will be moved to the Council Chamber in the Municipal Center and the meetings will be recorded. Mr. Mitchell said that an Ad Hoc Committee will be appointed for this project and that this committee will consist of members of the Public Building and Site Commission as well as non-members who can bring varied experience in similar projects to assist the Commission.

The next PB&S meeting is scheduled for May 28, 2013.

**Adjournment.** The meeting adjourned at 8:05 p.m.

Ann M. Mazur, Clerk