

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, January 28, 2014. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

**Present:** Robert Mitchell, Anthony D'Angelo, Joseph Borst, Rick Matschke, Pete Samoskevich, Thomas Catalina, Roger Letso (7:14). **Absent:** Robert Edwards, James Juliano. **Also Present:** Clerk of the Works William Knight, GERALYN Hoerauf from Diversified Project Management.

**Public Participation.** None noted.

**Minutes.** Upon motion of Mr. Samoskevich, the minutes of the special meeting of December 3, 2013 were unanimously accepted as presented.

**Review of Town Initiated Projects - ESCO Status and role of PB&S.** Mr. Mitchell distributed a copy of the initial audit report which the clerk will keep on file for review by the Commission by the next meeting. He noted that payback for many items would be in several years, and in some cases as many as 400 or more. We need to meet with the Sustainable Energy Commission to determine which items would have a reasonable payback of about five years or as determined by the Town. Mr. Letso agreed. He said that another meeting must be scheduled. Public Works Director Fred Hurley will go back to the Town as some of the utility information is incomplete or contradictory. \$11.2 million is the total of the project before rebates. Public Building and Site Commission members feel that its role is to assist Public Works in making a decision as to what projects should be included. Mr. Mitchell asked Mr. Letso to provide the Commission with an executive summary of the minutes of the Sustainable Energy Commission.

**High School Project.** There is still an ongoing leak in the cafetorium. It is not in the ceiling directly above the point where the leak is occurring, but coming from somewhere else and travelling to that location. An outside consultant has been called in to review this and give an independent report. Mr. Knight said that there were problems with the scanner readings because of the weather and the scan must be performed again. The leak is probably in the flashing or traveling along a beam. It is not known if it is a construction or a design problem. The independent consultant is due to present their findings in a written report.

There is an issue with closing out the project. The last application for payment was approved by PB&S subject to backup from Morganti which was never received. This would allow us to release Action Air's retainage. The Town Attorney is handling this.

**Hawley School Project.** Mr. Knight said that a final inspection by the Fire Marshal needs to be set up. Action Air said there is a problem with the boiler tripping out when the outside air gets too cold. This is a sensor issue that should be resolved by the end of this week. Mr. Knight said there is an outstanding change order for \$6,000.00. This for renting a controller that had been

demolished, for three months and the labor involved. Mr. Mitchell said that this change order will be scrutinized when it is received.

### **Invoices for Payment**

Mr. D'Angelo moved to approve Noblin & Associates invoice #24455 in the amount of \$2,029.69. Second by Mr. Borst and unanimously carried.

Mr. Borst moved to recommend approval of Consulting Engineering Services invoice #5 in the amount of \$2,640.00. Second by Mr. Matschke and unanimously carried.

**Sandy Hook Elementary School.** Ms. Hoerauf noted that the gates are locked and keys are available to only a few town departments. Security cameras are on 24 hours a day. There are no longer guards on the site. Surveyors and geotechnical engineers have been on the site (borings have been completed). The original entry way will be modified by the design team and no property will be taken by eminent domain. The entry will be across the back of the Children's Adventure Center from Dickenson Drive, changing the configuration of the entry. This was presented to the town boards and can be viewed on the school website. Bus traffic will be separate from other traffic. A traffic study has been done as well as a review of the wetlands.

Three alternative schematic designs will be presented at the joint meeting of Public Building and Site Commission and the Board of Education on February 5. This will permit both groups to react and comment on the designs and approaches as a single body. The preferred design that is decided on will be presented at the February 19 joint meeting, again for review and comment. The meetings will be in the Reed School Library Classroom at 7:30 p.m.

### **New Business. None**

**Election of Officers.** Mr. Mitchell noted that Mr. Edwards has resigned.

Mr. Borst nominated Mr. Mitchell as Chairman, second by Mr. Letso. There were no other nominations. Motion unanimously carried. Election of other officers will be discussed further after the Invoices for Payment.

### **Sandy Hook Elementary School.**

#### **Invoices for Payment**

Mr. Borst moved to recommend approval of Consigli invoice #3 in the amount of \$45,773.00. Second by Mr. D'Angelo and unanimously carried.

Mr. Borst moved to recommend approval of TRC invoice #107269 in the amount of \$46,164.68. Second by Mr. Matschke and unanimously carried.

Mr. Borst moved to recommend approval of Diversified Project Management invoice #2013475 in the amount of \$20,108.91. Second by Mr. D'Angelo and unanimously carried.

Mr. Borst moved to recommend approval of Svigals & Partners invoice #2 in the amount of \$57,239.89 and invoice #3 in the amount of \$96,639.83. Second by Mr. Letso and unanimously carried.

Mr. Borst moved to recommend approval of Mariano Brothers Specialty Moving invoice #1056228 in the amount of \$750.00. Second by Mr. D'Angelo and unanimously carried.

**Election of Officers.** Mr. Mitchell nominated Mr. Catalina for Vice-Chairman, second by Mr. Borst. There were no other nominations. Motion unanimously carried. Mr. Borst nominated Mr. D'Angelo for Secretary. Second by Mr. Samoskevich. There were no other nominations. Motion unanimously carried.

**Adjournment.** The motion adjourned at 8:20 p.m.

Ann M. Mazur, Clerk