

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, June 24, 2014. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Anthony D'Angelo, James Juliano, Joseph Borst, Rick Matschke, Thomas Hanlon, Peter Samoskevich. **Absent:** Thomas Catalina, Roger Letso. **Also Present:** Clerk of the Works William Knight, Mark DuPre from Diversified Project Management and GERALYN HOERAUF, Senior Project Manager from Diversified Project Management, one member of the press.

Public Participation. None noted.

Minutes. Upon motion of Mr. Samoskevich, the minutes of the regular meetings of May 27, 2014 and June 10, 2014 were accepted as presented.

Review of Town Initiated Projects - ESCO Status and role of PB&S

- Mr. Matschke has no further report until he hears from the Celtic review team.
- Mr. Borst reported as a member of the Sustainable Energy Commission. He noted that the CEO of American Solar Alternative Powers (ASAP) reported to that Commission and noted that:
 - Green bank is one option to finance projects.
 - ASAP will design and finance a project for a municipality including bidding the project.
- Mr. Matschke noted that ASAP may be in conflict with Ameresco, since the outline of services appears to be similar.
- Mr. Borst noted that ASAP is interested in bidding on the Sandy Hook School. They should contact the architect and construction manager.
- Mr. Mitchell noted that several companies got back to him about changing lighting from fluorescent to LED. Celtic is assessing the lighting package from Ameresco. PB&S will review the information after it is received. LED technologies may be superior and have a better life cycle cost benefit.
- Closed bid process with Ameresco may need to be changed to open bid, allowing for more transparency in the process.

High School

- Mr. Knight reported that a meeting is scheduled possibly for July 7 with various parties to determine the next course of action concerning the roof issue.

Community Center

- Mr. Catalina and Mr. Hanlon are the subcommittee. Mr. D'Angelo will sub as a member also.
- Ms. Hoerauf distributed the Status Update dated June 24, 2014. As the owner's project manager, she reported that the Commission on Aging, Senior Center,

Parks and Rec, Board of Finance and First Selectmen are involved in planning the Community Center.

- Meetings will be every two weeks. June 30 is the next meeting with review of the project scope. Diversified will present a draft of the plan so that the RFQ package can be developed.
- RFQ's will be requested after that. The SHES process will be the model for the Community Center development.
- \$10 million is the budget per GE.
- Contract with DPM has not yet been executed. Mr. Mitchell will follow up.

Sandy Hook Elementary School.

- Site Plan documents are in Land Use. Mr. Mitchell requested a hard copy rather than a pdf which will need to be printed. He also requested that PB&S review the plans to review the scope of the project only. The details of construction and site development are the responsibility of the A/E team. PB&S should consider the overall approach in light of the Ed Spec requirements and cost issues.
- July 8 meeting will be seeking approval by PB&S of final construction package for Phase III. This is the site development. PB&S approves after the Board of Ed approval.
- July 23 scheduled for Inland Wetlands approval and July 31 for P&Z approval.
- Mr. Matschke moved to approve the Letter of Agreement dated June 17, 2014 from Pierz Associates for the Local/Third Party Reviewer services for Sandy Hook Elementary School. Second by Mr. D'Angelo and unanimously carried.
- Mr. Borst moved to approve Svigals invoice #1360-09 in the amount of \$207,550.13. Second by Mr. D'Angelo and unanimously carried.

Meeting schedule.

- The next regular meeting will be on July 8, 2014. The only item on the agenda will be the Sandy Hook School project. The regular meeting of July 22, 2014 will consider other business.

Adjournment. Upon motion of Mr. Borst the meeting adjourned at 8:00 p.m.

Ann M. Mazur, Clerk