

MINUTES OF THE
PERMANENT BUILDING COMMISSION
July 21, 2011

Present PBC Members: Chairman, Joe Sangiovanni, Gene Torone, Cathie Ellithorpe, and Kevin Goff.

Absent PBC Members: Glenn Neilson and Bill Gozzo.

Also present were: Ed Basile, Ted Flanders, Jack Muska, John Cloonan, Angela Cahill and Richard Camara.

Call to Order: Chairman Joe Sangiovanni called the meeting to order at 7:00 p.m. on July 21, 2011, at the Public Works Offices at 230C Mountain Road.

Public Comment: None

Minutes: Cathie Ellithorpe made a motion, seconded by Kevin Goff, to approve the Minutes of July 7, 2011. The motion was approved by unanimous vote.

Town Hall-HVAC Replacement:

The piping to the boiler and heating system at Town Hall is on the brink of failure. The PBC is seeking advice on how to approach the HVAC renovations with a limited budget. The question is whether to start the repairs now and do it "piece meal" or set money aside each fiscal year and do the project right. Angela Cahill (Fletcher Thompson) has agreed to advise the Commission on how to complete the HVAC replacement. Angela asked if it makes sense to do the work piece meal, starting with the current \$400,000 budget, what would the projected budget allocation be for the next fiscal year. Joe Sangiovanni said we couldn't expect more than another \$400,000. She then asked, what is the estimated cost for the entire Town Hall renovation? She was told it would be about \$1.7 million. The \$1.7 would include electrical upgrade and rearrangement of some of the office spaces. Richard Camara (Fletcher Thompson) said he walked through the building and although it's 100 degrees outside today, the building was quite comfortable inside. John Cloonan indicated that several unit ventilators which are not normally on because they leak were turned on during the excessive heat. Mr. Camara did feel that although the cooling tower looks like it is getting near its age and the chiller is way past its age, they both amazingly seem to be working. However, he felt the real issue is inadequate ventilation. There should be some air handling units to bring in outside air. An alternative solution is to install a dedicated outdoor air system (DOAS), which consists of supply and exhaust fans and a heat recovery exchanger all in one package unit. There is enough room in the attic to put one in. Ducting would have to be installed in the building to deliver the conditioned ventilation air from the DOAS to the various rooms. He would recommend a DOAS with integral heating and cooling. A DOAS is a solution for the ventilation that should fall within the budget and possibly leave some funds for replacement of the piping. Then as money becomes available, the chiller can be replaced as well as the boiler, which will be more modern and energy efficient. Currently, with the existing units, parts are unavailable and the motors are nearly shot. Again, in a gradual manner, they can be replaced. This is one way of doing the HVAC replacement, starting with the available budget. This approach would solve the ventilation problem and might leave enough money to upgrade the piping. Mr. Camara said that even though the boiler is old, it is a good, Smith cast-iron boiler, which can have a lot of years left to it. John Cloonan commented that the current boiler has had problems in the past. One of the sections in the boiler failed when it became loose after the rusted bolts

broke. The Barber Coleman boiler control is obsolete. The technician who repaired the boiler said it is quite rusty inside.

The chiller and cooling tower don't have much life left. The most expensive portion of this work would be installing the duct work. The DOAS system would stay in place after the remainder of the entire HVAC system is upgraded. The DOAS is a heat recovery system which is making the most of energy efficient ventilation. We would have a number of choices for a DOAS: (1) one of the more effective ones is a rotary wheel, which transfers both sensible and latent heat (moisture); (2) a plate heat exchanger transfers only sensible heat; and (3) a heat pipe, which is more expensive, transfers only sensible heat.

Mr. Torone asked what work should be done as a first priority. The pipes and the chiller are the most unreliable portions of the existing HVAC system. Currently, the Town Hall has a two pipe system. Mr. Camara recommended going with a four pipe system. He suggested getting someone to do a really good design study and get the work priced by a contractor. Then break the repair into various parts, decide what parts are priorities, and then put the work out to Bid.

Mr. Sangiovanni asked what it would cost to do an engineering study outlining all the steps needed to replace the HVAC system. Mr. Camara will give it some thought as to a cost value and break it down into a number of pieces. Under the circumstances this will take some planning. Angela and Richard said they will put together a proposal for delivery before the next PBC meeting in August.

High School Agri-Science Large Animal Facility:

The PBC reviewed the construction schedule. They noticed that the painting was scheduled to be done before the HVAC. John Cloonan will speak to the contractor about this. The seeding is scheduled for December. Gene Torone noted a number of discrepancies in the schedule that should be adjusted. Gene questioned how the metal building could be installed before the structural steel. Shouldn't it be the other way around? John Cloonan will ask the contractor to review the construction schedule for inconsistencies and revise the schedule accordingly.

The bridge will be delivered next week and will be erected during the next 10 to 11 days by working through the weekend to get it done. Kevin Goff asked how this area will be controlled to keep people away until the entire area is completed. The PBC decided at a previous meeting to fence off the bridge until the entire project is complete.

John Cloonan indicated that the bids for the fire pump are due July 28th. Mr. Basile added that the Board of Education and Board of Selectmen approved the necessary motions to apply for a Grant from the State to pay for the fire pump. Installation of the fire pump is planned to be completed before school resumes in September.

Invoices:

A bill was submitted by Silver/Petrucelli Associates for \$787.50 for 75% completion of the bid phase documents for repair and replacement of the Library roof. Cathie Ellithorpe made a motion, seconded by Gene Torone, to pay Silver/Petrucelli up to 75% of the contract amount for the bid phase documents. The records will be reviewed to see if the PBC previously approved payment of 50% of the cost for the bid phase documents. If this has been paid, then the PBC authorizes payment of only 25% at this time. Total amount that the

PBC is authorizing at 75% would be \$787.50 and 25% would be \$262.50. The motion was approved by unanimous vote.

John Cloonan said there were a few leaning trees in the gully of the Agri-Science Large Animal Facility construction site which had to be removed. Passion For Trees removed the two trees at a cost of \$800.00 for each tree. Mark Welch felt we should be able to submit this expense to the State for reimbursement since it was required for the project.

Cathie Ellithorpe made a motion, seconded by Kevin Goff, to pay invoices #540 and #541 for \$800 each from Passion For Trees for tree removal on the Agri-Science Large Animal Facility Project site. The motion was approved by unanimous vote.

Gene Torone said at least two items in the schedule of values of the Application for Payment #1 submitted by Haynes Construction appear to be excessive, although the total contract value appears to be reasonable. The two items of the schedule of values that are excessive are the Erosion Control and Mobilization. Gene Torone said if you look at the total of Division 2, its appropriate at 15%. Gene feels the mobilization cost should be no more than \$10,000. The PBC decided to ask Haynes to redistribute the mobilization cost to be \$10,000 and redistribute the clearing, grubbing and erosion control costs, although we will agree to pay the 15%. Therefore, the PBC decided to reduce the Application for Payment #1 from Haynes Construction by \$35,000.

Gene Torone made a motion, seconded by Cathie Ellithorpe, to pay Haynes Construction Application for Payment #1 in the amount of \$155,702.47 net, based on the conditions they reduce the mobilization line item from \$60,000 to \$10,000 and then redistribute the remaining costs to the general conditions. The general conditions will be billed at 15% complete and mobilization at 100% complete. Haynes needs to redistribute the clearing, grubbing and erosion control line items throughout the site work, as the PBC feels these two line items on the schedule of values are excessive for the amount of work. The motion was approved by unanimous vote.

Other Business:

Ted Flanders said he received a response from the State regarding the Civil Rights Complaint at the High School. The State is asking for a report on what has been accomplished. Ted feels we are at the point where we have to show the State that we've made some progress on correcting the Civil Rights violations. The Town approved the funding for the alarm system and Mr. Basile was to go out to Bid on this. Mr. Sangiovanni said there are several violations that are actually maintenance issue rather than Code violations. According to Ed Basile, those maintenance issues have been resolved. Ted said a response needs to be put together for the State. At a recent Board of Finance meeting First Selectman Tom Freneye requested FY 2010-2011 budget surplus money to be used to correct the violations. The Board of Finance agreed to consider a request from the PBC for such funds as available from Contingency to be used to correct the Civil rights violations. Ted said now the PBC needs to go back to the Board of Finance. Mr. Sangiovanni asked if we know what it is going to cost for the showers, etc. Ted and Chris Laux will get together and write another response to the State regarding the issues they had listed, and that will tell us what other things we will need to do. Then at that point, the PBC will need to take over to get it done. Mr. Sangiovanni said we will need to put a price tag on whatever is left. Ted Flanders suggested that the work can be completed by local contractors rather than going out to bid for all the work and having it done by one large contractor. This should save

the Town some money. There was a question whether prevailing wage laws would be required. John Cloonan will look into this.

Adjournment:

There being no further business, the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Christine Koren, Recording Secretary

Next Meeting: Tentatively, August 4, 2011.