

**MINUTES OF THE  
PERMANENT BUILDING COMMISSION  
December 16, 2010**

**Present PBC Members:** Chairman, Joe Sangiovanni, Cathie Ellithorpe, Gene Torone, and Bill Gozzo.

**Absent PBC Members:** Glenn Neilson and Kevin Goff.

**Also present were:** First Selectman, Tom Frenaye, School Business Administrator, Ed Basile; Agri-Science School Faculty, Rick Jensen; Public Works Director, Jack Muska, Facilities Manager, John Cloonan; and Building Official, Ted Flanders.

**Call to Order:** Chairman Sangiovanni called the meeting to order at 7:00 p.m. on Dec. 16, 2010, at the Public Works Offices at 230C Mountain Road.

**Public Comment:** None

**Correspondence:**

An official letter was received from the Zoning & Planning Commission granting approval to proceed with construction of the Agri-Science Large Animal Facility.

**Minutes:**

Gene Torone made a motion, seconded by Cathie Ellithorpe to approve the minutes of the December 2, 2010 meeting. The motion was approved by unanimous vote.

**Agri-Science Large Animal Facility Project:**

The architects' provided a list of the design changes identified by the PBC during a review of the construction documents on December 2, 2010 and actions the architects' will take on the changes.

Joe Sangiovanni asked the PBC to give one last review of the cost estimate for the facility to make sure the PBC is comfortable with it. Joe wants to accept the construction documents so they can be passed onto the Board of Education and the State Bureau of School Facilities for their approvals.

Gene Torone said cost estimates for the general conditions were lower than typical. Disposal costs will be handled by the Public Works Department as will tree cutting, but the stumps will be left for the contractor to remove. The soft costs include special inspections, testing, printing, surveys, and borings. The total estimated cost for the 10,000 sq ft facility, and the greenhouse that was constructed earlier, is \$4,806,386 compared to a budget of \$4,924,000. This does not include the fire pump. Mr. Sangiovanni is still waiting for information from CT Water Co. needed to determine the increase in residual pressure as a result of replacement of about one mile of the distribution system with a larger diameter pipe. Oak Park's engineers still feels that a fire pump is needed. The entire building will be equipped with fire sprinklers. Mr. Sangiovanni will ask Oak Park to design the fire pump in case it is necessary so a portion of the cost can be allocated to the Large Animal Facility grant.

The HVAC system was discussed. Mr. Sangiovanni felt the HVAC cost estimate is low and asked the architect to verify the numbers. Mr. Torone felt the curtain wall at \$125/sq ft is high. It should be about \$80/sq ft.

The solar thermal hot water and solar PV systems are currently included in the project cost estimate. If the Alternative Energy Committee comes up with additional grant money then the cost for these

items won't have to be billed to the school grant since they were not included in the original Educational Specifications for the facility. Mr. Basile said they will need to know for sure by January. It was discussed whether these should be bid as alternates. The cost estimates for the solar systems are: \$20,000.00 for a 9 kw PV system and \$20,000 for a solar hot water and storage tank system. Mr. Sangiovanni suggested that the solar PV and solar thermal systems be bid as alternates so the PBC can choose whether there are adequate funds available, depending on the contracted price.

Mr. Torone made a motion, seconded by Mr. Gozzo, to accept the construction documents for the Agri-Science Large Animal Facility. The motion was approved by unanimous vote. The meeting with the State School Facilities is scheduled for January 1, 2011 at 9:00 a.m.

The Alternative Energy Committee wants to include a geothermal heat pump in the facility for educational purposes. It would work in parallel with the conventional HVAC system. Mr. Torone doesn't believe a geothermal system is appropriate for this building because it won't be utilized in the summertime. Mr. Sangiovanni suggested waiting to see whether any money becomes available for an educational system and we can put it in later. Rick Jensen will check to see if the Agri-Science faculty is interested in having a geothermal system strictly for educational purposes. Sam Johnston, a local geothermal system contractor, will provide a sketch to Mark Welch to explain what provisions will be needed to add this system at a later date. They are asking for two 4" PVC pipes under the slab to the mechanical room.

#### **Civil Rights Compliance Audit:**

Larry Plano determined that 57 additional (horn strobe) alarm devices are required to comply with the audit. Fire Systems, Inc. previously provided a bid of \$16,760.00 for installation of 80 horn strobes. Ted Flanders said he will confirm with Chris Laux that these 57 additional alarms will satisfy the audit requirements. Mr. Basile felt that we really don't have to get competitive bids for the additional alarms because there are only two vendors in the State that can install the system. However, we will not be able to proceed until there is funding to do the work. (Mr. Basile left the meeting at this point).

#### **Town Hall Renovations:**

The Town is considering bonding some capital projects. One of which will be the renovations of Town Hall. These renovations of the Town Hall were estimated at \$1.8 million, mainly for electrical and HVAC replacements and some minor changes to office spaces. There has been a plan for many years to build an "Annex" building located on the west side of Town Hall. The intent was to move out the Town offices at 230C Mountain Road to a single complex where all Town departments are located in one location. Mr. Sangiovanni and Jack Muska will meet with Angela Cahill on December 22<sup>nd</sup> at 10:00 a.m. to plan for the renovations and future construction of an "Annex."

#### **Kent Memorial Library (KML):**

Mr. Frenaye said the consensus of the people at the recent Town Meeting was to plan for a new library building. Since the cost to bring the KML close to Code and ADA compliance range from \$2-\$5 million dollars, many people don't feel they want to spend this much on the existing Library and would rather have something new. However, in the interim, we still have the problem with the leaking roof on the KML building which the Town needs to address. Mr. Sangiovanni felt we should fix the roof as originally planned to make the building safe until a definite plan is made for the library. The PBC was working toward getting designs for replacing the windows, HVAC, electrical, lighting, and the best that could be done to correct the ADA deficiencies. It was suggested to suspend all activity on renovations to the KML until the Town determines what it is going to do. Mr. Frenaye said if a new Library is approved, it will likely not go where the current one is, which in turn will leave us

with a “White Elephant.” Ideas for the future of the existing Library were discussed. The consensus was not to sell the property should it be vacated.

**Adjournment:**

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

**Next Meeting: January 6, 2011**

Respectfully submitted,  
Christine Koren  
Transcribed by tape recording