

**MINUTES OF THE
PERMANENT BUILDING COMMISSION
May 19, 2011**

Present PBC Members: Vice Chairman Glenn Neilson, Gene Torone Bill Gozzo, Cathie Ellithorpe, and Kevin Goff. Absent: Chairman, Joe Sangiovanni. **Also present were:** Ted Flanders, Ed Basile, John Cloonan, Rick Jensen, and Mark Welch.

Call to Order: Vice-Chairman Glenn Neilson called the meeting to order at 7:00 p.m. on May 19, 2011, at the Public Works Offices at 230C Mountain Road.

Public Comment: None

Correspondence: None

Approval of Minutes of March 3, 2011:

A motion was made by Mr. Torone, and seconded by Mr. Goff to approve the Minutes of March 3, 2011, with a correction to the minutes that Gene Torone's name be changed to Kevin Goff, as he was not present during the March 3, 2011 minutes. The motion was approved by unanimous vote.

Large Animal Facility: Fire Pump update:

Mark Welch is ready to start design services, but he had to wait until the town had the funding in place in order for them to move ahead. Mr. Welch said the Fire Pump would be an electric pump that would take the capacity of the generator for its back up. Glenn Neilson said we are good on the water lines, so we do not have to go with a holding tank. The Engineers will have to go back out there to check and verify the load shed.

Cathie Ellithorpe made a motion, seconded by Bill Gozzo, to pay Oak Park's Engineer \$9,000 for the Design of the Fire Pump. The motion was approved by unanimous vote.

Cathie Ellithorpe made a motion, seconded by Bill Gozzo, to approve the payment for the Bridge Design in the amount of \$9,000.00. The motion was approved by unanimous vote.

Executive Session:

Gene Torone made a motion, seconded by Cathie Ellithorpe, to go into Executive Session to discuss the budgets for the Vo-Ag Contractor's bids. The motion was approved by unanimous vote. The Commission went into session at 7:20 p.m.

Gene Torone made a motion, seconded by Bill Gozzo to come out of Executive Session at 7:40 p.m. The motion was approved by unanimous vote.

ADA Civil Rights Issue:

Building Official, Ted Flanders updated the PBC. Chris Laux and Ted went through the High School when the children were out on spring vacation. Ted presented a list of items that they found which will need to be corrected. A lot of those items, the school will take care of themselves. Ted Flanders suggested some simple, cost effective solutions for some of the problems. Ted is working with the Facilities Manager, Larry Plano, to get a lot of those items corrected and do them ourselves to save money.

Regarding the alarm stations to add the 80 stations which were identify would cost \$16,760.00. Ted explained rather than taking every item on the list which needed to be addressed and have an architect look at it and draw it all up and offer it as one big bid package, which would cost the Town a huge amount of money, the thought is to chip away at the items and do most of them in-house.

Kevin Goff made a motion, seconded by Bill Gozzo to recommend to the Board of Selectmen to move forward with the ADA repairs at the High School, in the format that Ted Flanders presented to the PBC this evening, in an amount not to exceed \$60,000. The motion was approved by unanimous vote.

Middle School Roof:

The Bids came back and Eagle Rivet and Silktown were the only two bidders for about 9800 sq.ft. of roofing. The budget is for \$180,000 and we are \$5,000 short. Eagle Roofing was the low bid at \$185,000 and Silktown was \$205,100. Jack Muska will go back to the Board of Finance to obtain the balance.

Kevin Goff made a motion, seconded by Cathie Ellithorpe to approve the bid of Eagle Rivet for \$180,000, for the Middle School Roof project, contingent upon the approval of the Board of Finance for the remaining \$5,000.00. The motion was approved by unanimous vote.

Vo-Ag:

Gene Torone made a motion, seconded by Kevin Goff, to approve to go out to Bid on July 1, 2011 to solicit for architectural services for the Vo-Ag building. The motion was approved by unanimous vote.

Library Roof Repair:

Kevin Goff felt the job of the PBC is not to decide what to do with the Library, but rather to oversee a project which has been approved. Someone has to make a decision on the design for a project and put the funding in place, and then at that point, the PBC oversees the project. Glenn Neilson said after the last vote on the Library was voted down, he doesn't want to go this route again. Gene Torone and Kevin Goff felt that the PBC was being forced to act on things that the PBC had absolutely no business acting on. They said that all of a sudden a plan showed up with the drawings for a new Library which was slated to go where the Bridge Street School is. This plan should have nothing to do with the PBC. It was not an approved project, and funding was not in place. The PBC shouldn't be deciding on these things, but rather after the funding is in place and the project approved, then the PBC would oversee the construction of the project. After much discussion on this, Kevin Goff said what the PBC needs to do is stop the water leaking into the Library. The funding to fix it was \$595,000, but the PBC asked the question if the money is in place? John Cloonan said the First Selectman is asking the PBC for a recommendation for the Library Roof. Kevin Goff asked Ted Flanders what else has to get done in the Library? Ted answered that we have a parking problem and a handicap bathroom problem. The Town, however, doesn't want to spend any money to do anything with the Library. Ted said the ADA law says you just have to provide the same services for the handicapped. So, if need be, staff would have to go to assist a handicap person.

The PBC will be expected to oversee the Library Roof repair. The question is how long we will need to close the Library for the repair and how the Library services can be provided during the repair. Before going out to Bid, there should be an understanding how this roof is going to be installed and managed. John Cloonan said a temporary location may be in the lower level area of Town Hall. Gene Torone said to shut the Library down would be ideal. There would be no concern over safety, etc.

Town Hall Renovation:

John Cloonan said Tom Frenaye wants to wait awhile on this to see if we have enough money. It is hard to design a HVAC system without the layout of the building. In order to do a layout with an architect first to see where all the offices would be, and then design the HVAC to the office layout.

Invoices:

Oak Park Architects for \$18,620.00. This is for part of the bidding phase and the remaining balance for the construction documents phase. Cathie Ellithorpe made a motion, seconded by Kevin Goff to approve the payment for Oak Park Architects for \$18,620, which takes them through 100% of the bidding phase. The motion was approved by unanimous vote.

Adjournment:

There being no further business, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Christine Koren, Recording Secretary