

**MINUTES OF THE
PERMANENT BUILDING COMMISSION
August 4, 2011**

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

Absent PBC Member: Glenn Neilson.

Also present were: Ed Basile, and Jack Muska.

Call to Order: Chairman Joe Sangiovanni called the meeting to order at 7:02 p.m. on August 4, 2011, at the Public Works Offices at 230C Mountain Road.

Public Comment: None

Correspondence: None

Minutes: Mr. Sangiovanni amended the draft minutes of July 21, 2011 to include the following statement made by John Cloonan to clarify Mr. Camara's statement about the condition of the Town Hall boiler: "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 The Barber Coleman boiler control is obsolete.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." Kevin Goff made a motion, seconded by Bill Gozzo, to approve the Minutes of July 21, 2011 with the amendment. The motion was approved by unanimous vote.

High School Agri-Science Large Animal Facility:

Mr. Sangiovanni asked about the construction progress relative to the schedule. Excavation is ongoing. Underground connections from the main high school building to the site of the new facility for sanitary, water, gas and electric utilities are complete under the perimeter road. The fire alarm system has been connected back to the main building. This all had to be finished before the school session resumes. The bridge is about half complete and should be done by next week. Most of the drainage is also being finished up. The anchor bolts should be approved by early next week and then they will be ready to start digging for the building foundation. There is no water in the brook currently. Installation of footings for the building will begin on August 8th, forms on August 9th and concrete pour on Thursday and Friday.

The Commission reviewed the construction schedule. The schedule shows completion of all construction by January 30, 2012. The Commission had asked Haynes Construction to link the various dependent tasks in the construction schedule. The Commission was not happy about the way Haynes sequenced and linked several of the construction activities. Mr. Torone suggested that Haynes attend the next PBC meeting to explain the construction schedule. The schedule provided by Haynes to the PBC is already a week late.

High School Fire Pump:

Two bids were received for the fire pump. Haynes Construction is the low bidder. The low bid of \$346,887.00 exceeds the available capital expenditure budget of \$200,000. An optional brick exterior for the pump house building would add another \$15,360 to that price. The high bid by Simplex-Grinnell is \$391,000. Mr. Basile has not received a response to a request he made several months ago to the State Bureau of School Facilities for permission to apply for a grant for a fire pump. The fire pump has to be up and running before the Agri-Science facility can be occupied. There is no funding in the current Agri-Science grant to cover the cost of a fire pump. Mr. Goff said the PBC should recommend to the Board of Selectmen that the fire pump is required to meet the requirements of the Fire Marshal. Mr. Basile said that he indicated that the fire pump is required for both the Large Animal Facility and the High School. As a result of recent testing for the new facility, the PBC determined that the capacity of the municipal water supply (Connecticut Water Company) is no longer adequate to satisfy the sprinkler system requirements.

Mr. Sangiovanni said the PBC can do one of two things: (1) ask Mark Welch if he can suggest a way to expedite funding from the State Bureau of School Facilities for the fire pump and (2) ask the Board of Selectmen to approve additional funding, possibly from contingency, and ask the Board of Finance to hold a special meeting to approve it. Currently, it doesn't look like it will be done before school starts. Mr. Goff asked if this will jeopardize the progress of the project at this point. Mr. Sangiovanni said this is not a reason to stop construction of the Large Animal Facility. The entire building can be built, but it cannot be used until a fire pump is installed. The engineers will have to approve the fire protection system. He indicated that the PBC will have to work out a solution for the fire pump requirement.

Town Hall HVAC Replacement:

The PBC asked Fletcher Thompson for a proposal for the design of a replacement for the Town Hall HVAC. They suggested putting the system in the attic and run the ventilation ducts through the building and replace the existing wall units. They also suggested putting in a 4 pipe system. Mr. Torone asked if it would make more sense to conduct a more comprehensive design study, which would include the other necessary upgrades to the Town Hall, which should include upgrades to the electrical system, restrooms, and floor plan. Mr. Sangiovanni agreed that the PBC should have a comprehensive design study so it will know how best to sequence the various upgrades to the building and the associated cost estimates. This approach will allow the Town to fund the various upgrades to the building over two, three, or more years. Kevin Goff said if we expand the HVAC project, it will look like we are going against the referendum vote. Mr. Sangiovanni indicated that this is the only option for a comprehensive upgrade of the entire Town Hall.

The PBC decided to issue a request for proposals (RFP) for architectural and mechanical design services for upgrading the Town Hall HVAC and electrical systems, including construction drawings. Jack Muska said he would draft a RFP and have the PBC look at it before it goes out. Cathie Ellithorpe suggested that the RFP be sent to Progressive Engineers, which is a smaller group that doesn't have huge overhead costs. Jack will also send the RFP to Fletcher-Thompson, EDM, and CES.

Invoices:

Cathie Ellithorpe made a motion, seconded by Kevin Goff to approve the invoice of Oak Park Architects for the second installment of the construction administration phase for the Agri-Science Large Animal Facility, in the amount of \$3,800.00. The motion was approved by unanimous vote.

Cathie Ellithorpe made a motion, seconded by Bill Gozzo, to approve the invoice of Oak Park Architects for completion of the construction documents phase for the fire pump design in the amount of \$5,000. The motion was approved by unanimous vote.

Cathie Ellithorpe made a motion, seconded by Gene Torone to approve Invoice #1 of Eagle Rivet Roofing for replacement of the Middle School/Central Office roof in the amount of \$169,275.00. The motion was approved by unanimous vote.

Gene Torone made a motion, seconded by Kevin Goff, to approve Invoice #2 of Haynes Construction for the Agri-Science Large Animal Facility in the amount of \$225,630.44. The motion was approved by unanimous vote.

Adjournment:

There being no further business, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Christine Koren, Recording Secretary