

**Town of Preston  
Town Building and Facilities Committee  
Regular Meeting  
Monday, February 2, 2009  
Preston Town Hall**

**Minutes**

- 1) **Chairman Kornosewicz called the meeting to order at 7:00 p.m.**
  
- 2) **Roll Call:**

Walter Kornosewicz	Merrill Gerber – <i>arrived 7:07 p.m.</i>
Michael Clancy	Andy Hess
Ted Powell	Roger Galliher
Joe Calcasola	Ken Zachem, Alt - <i>absent</i>
  
- 3) **Communications:**
  - a) **Letter from the First selectman regarding 2009-2010 budget**

Chairman Kornosewicz noted a request from Bob Congdon regarding the 2009-2010 budget was received.  
Presently the TBFC has a budget of approx. \$1,600.00 to cover recording fees and miscellaneous items.
  - b) **Letter from US Insulation**

A letter from US Insulation was received noting the stimulus package and requested to be considered for future needs in the town.
  
- 4) **Approval of Minutes:**

A motion was made by M. Clancy, seconded by R. Galliher to approve the minutes of January 5, 2009 as presented.  
**No further discussion. All in favor. So voted.**
  
- 5) **New Business:**
  - a) **TB&FC budget for 2009-2010**

A motion was made by J. Calcasola, seconded by A. Hess to maintain the 2009-2010 budget as it presently is for the 08-09 fiscal year.  
**No further discussion. All in favor. So voted.**
  
  - b) **Preston Public Library door repairs**

W. Kornosewicz noted he had spoken with B. Congdon. It was noted that money for replacing the two doors is available through the LoCip fund. The Committee discussed the feasibility of repairing the two front doors vs. replacing them in their entirety.

**A motion was made by A. Hess, seconded by M. Gerber to have M. Clancy request quotes from Yost for the replacement of the two front entry doors with two finished front entry doors (including all associated accessories and hardware – except for the door closures) and to perform the necessary maintenance on the other two doors at the Preston Library.**

***Discussion:***

The Committee members thanked M. Clancy for all his work on receiving quotes on the library doors.

**No further discussion. All in favor. So voted. M. Clancy abstained.**

**c) Town Hall roof update**

W. Kornosewicz noted there was not any additional news from the shingle company to date. The Committee discussed and noted the roof is still leaking and the issue needs to be addressed.

Drainage issues at both the Town Hall and Town Library were discussed.

**A motion was made by A. Hess, seconded by W. Kornosewicz to recommend to the Board of Selectmen to go out to bid for the replacement of the Town Hall roof/gutters; however not to award the bid until the shingle manufacturing company has completed their inspection of the roof and has provided the town with a decision.**

***Discussion:***

It was noted that at the January 5, 2009 meeting the Committee agreed upon if the shingle company had not contacted the Town by the February 2, 2009 the Committee would seek legal assistance.

**A motion was made by W. Kornosewicz, seconded by J. Calcasola to make a recommendation to the Board of Selectmen to direct the Town Attorney to contact the shingle manufacturing company.**

***Discussion:***

The Committee discussed the issue of drainage at the Town Library and Town Hall. It was noted that John Harris assisted with the preparation of a spec form for the replacement of the town hall roof and M. Gerber created a Statement of Work from this information. M. Gerber will give this to R. Galliher to review and compare with the AIA spec form.

**A motion was made by M. Clancy, seconded by M. Gerber to make a recommendation to the Board of Selectmen to address the roof drainage issues at the Town Library and the Town Hall and to have appropriate drainage installed to correct the situation.**

**No further discussion. All in favor. So voted.**

**d) “Shovel ready” projects**

W. Kornosewicz noted a letter had been received regarding the stimulus money that is to become available for shovel ready projects.

He noted that the Preston Plains School boiler project may fit into this criterion.

**A motion was made by W. Kornosewicz, seconded by M. Clancy to make a recommendation to the Board of Selectmen to add the Preston Plains School Boilers to the Shovel Ready Projects in addition to any additional unfunded air handlers.**

**No further discussion. All in favor. So voted.**

**6) Old Business:**

**a) Preston Public Library update**

Nothing at this time.

**b) Old Preston Library Update**

M. Clancy stated it was questioned at the BOS meeting how the finial was grounded. It is noted this type of grounding is a specialty.

**c) Preston Plains & PVMS Projects Update**

W. Kornosewicz provided the Committee with two Request for Bids forms. One was for the Replacement of Gymnasium Air Handlers and the other was for the Replacement of Classroom Unit Heaters/Ventilators at the Preston Plains School. He noted he added a section on Insurance in both packages. It is requested that each of the Committee members review the bid forms and email W. Kornosewicz with any comments.

**d) Energy audits & projects for Town buildings**

A. Hess noted he received the energy audit from Rise Engineering for the town garage. The proposal is as follows:

The following is a summary of proposed retrofit work to be performed in accordance with Connecticut Light & Power (CL&P) Small Business Energy Advantage program:

**Customer Cost Summary:**

Non-Taxable Amount:	\$5,878.00
Taxable Amount:	0.00
CL&P Incentive:	\$1,765.00
Customer Balance without Tax:	\$4,113.00
Sales Tax:	0.00
Net Total Cost to Customer:	\$4,113.00

**Project Description:**

**End Use: Lighting**

Business Areas Serviced: BATH, BREAK ROOM, GARAGE, HALL, OFFICE, OUTSIDE, SHOWER, UPSTAIRS

**Estimated Annual Energy Savings: 7,831 kWh**

<b>Estimated Electrical Cost Savings:</b>	<b>\$1,527.83</b>
<b>Estimated Payback Period (before incentive):</b>	<b>3.8 Years</b>
Material:	\$3,526.00
Labor:	\$2,352.00
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<b>Subtotal:</b>	<b>\$5,878.00</b>
Estimated Annual Energy Savings for the ECM's above:	7,831 kWh
Estimated Electrical Cost Savings:	\$1,527.82
Estimated Payback Period (after incentive):	2.7 Years
Non-Taxable Amount:	5,878
Taxable Amount:	0
Sales Tax:	0.00
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<b>Total Project Cost:</b>	<b>\$5,878.00</b>
Customer Cost Summary:	
Non-Taxable Amount:	\$5,878.00
CL&P Incentive:	\$1,765.00
Customer Balance without Tax:	\$4,113.00
Sales Tax:	\$0.00
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<b>Net Total cost to Customer</b>	<b>\$4,113.00</b>
Monthly Payment:	\$124.64
# of Months:	33

**A motion was made by A. Hess, seconded by M. Clancy to make a recommendation to the Board of Selectmen to accept the CL&P proposal to retrofit the Town Garage with updated lighting.**

***Discussion:***

A. Hess noted that the energy audits for the two schools should be ready this week and he will forward them to Omay Elphick, Alteris Renewables once they are received. It is noted the TBFC is still waiting for the final report, the options of a PPA provider and/or to purchase the system and the engineered drawings from Alteris. It was noted that M. Nelson would see if Lawrence to sign off on the drawings; and if not he would go to Dicesare Bentley in Groton. W. Kornosewicz noted that Lawrence is new to solar power.

A. Hess noted the bus garage energy audit is still left to do and a suggestion to check into the Senior Center on Long Society Road. It is noted that Elderly Housing is a federally funded program and is controlled by the Housing Authority. A. Hess noted he can put Rise Engineering in touch with John Harris, Chairman of the Housing Authority to see if they would be interested. It is noted the TBFC can check with the Fire Departments to see if they want to participate in the audits.

**No further discussion. All in favor. So voted.**

**7) Round Table:**

W. Kornosewicz noted he had spoken with M. House and was told that M. House and Bruce Sajack have been in contact with each other and the pump house work has been completed; although the training has not been performed to date.

**A motion was made by M. Clancy, seconded by A. Hess to bring to the attention of the Board of Selectmen the pump control training at PVMS has not been done and the TBFC would like to have a completion date for this project.**

***Discussion:***

It was noted that drawings for the pump house should also be provided as noted in the contract.

**No further discussion. All in favor. So voted.**

**8) Other Matters:**

Next regular meeting, Monday, March 2, 2009

**9) Public Questions & Comments**

None

**10) A motion was made by A. Hess, seconded by T. Powell to adjourn the meeting at 8:29 p.m.**

Respectfully submitted,

Kathleen Nichols  
Recorder