

**Town of Preston
Town Building and Facilities Committee
Regular Meeting
Monday, April 6, 2009
Preston Town Hall**

Minutes

1) **W. Kornosewicz called the meeting to order at 7:04 p.m.**

2) **Roll Call:**

Walter Kornosewicz, Chairman	Merrill Gerber, Vice-Chairman - <i>excused</i>
Michael Clancy	Andy Hess
Ted Powell	Roger Galliher
Joe Calcasola - <i>excused</i>	Ken Zachem, Alt - <i>absent</i>

3) **Communications:**

- a) Email dated April 2, 2009 from Juliet Stewart re: Preston Town Hall Claim # 30008627 Roof Shingles. It is noted the claim has been approved for settlement and there will not be inspection. The company gave the go-ahead with the repairs and the settlement will include a cash option.
- b) Letter dated March 27, 2009 from B. Congdon to Governor Jodi Rell re: requesting support in obtaining funding for several town projects. See attached letter.
- c) Former Norwich State Hospital plot plan and CD with building appraisals.

4) **Approval of Minutes:**

A motion was made by A. Hess, seconded by R. Galliher to approve the March 16, 2009 minutes as amended:

- **Page 4 – change September 2009 to September 2008.**

No further discussion. All in favor. So voted.

5) **New Business:**

A motion was made by A. Hess, seconded by R. Galliher to waive Chief Casey onto the agenda.

All in favor. So voted.

Chief Casey was present to discuss the necessity to replace the generator at Preston Plains Memorial School. He noted that PPS is designated as an emergency evacuation center. There may be a grant program through the Department of Emergency Management and Homeland Security for some or all of the cost of the replacement and he noted he is willing to assist in getting estimates w/ all appropriate accessories and in the process of submitting a grant. Chief Casey will contact Anthony Scalara to obtain the grant information.

Chief Casey also noted that the sprinkler system at Preston Veterans Memorial School is on a well system and the town should investigate installing a small generator for the well pump in order to maintain the sprinkler system in case of a fire. This may be a cost the town will need to absorb.

After discussion of the scope of work, costs and form of payment it was determined that Chief Casey would invite Anthony Scalara to the next TBFC meeting for discussion purposes.

W. Kornosewicz noted he would like the TBFC to view the buildings at the former Norwich State Hospital site. Chief Casey noted that he will be doing a safety survey of the former NSH property which should be completed in May.

a) Preston Plains School heating system w/ Mike House

M. House noted he would contact Zelek Electric to obtain an estimate on installing an emergency generator for the PVMS pump house and as an alternate, an estimate for the whole building including the pump house. M. House will also look at original building plans to see where the generator was scheduled to have been installed.

W. Kornosewicz noted that M. House was invited to the TBFC meeting for discussion regarding his opinion of the Preston Plains Memorial School HVAC equipment and the replacement priorities. W. Kornosewicz stated that there was approx. \$200,000 in bonding money and the committee wanted to find the best use and options for the spending of this money.

M. House provided an HVAC System Assessment Update prepared by Fuss & O'Neil dated January 27, 2006 and a proposal from Trane Building Services for 4 Packaged Air Handling Units. After much discussion, it was determined that the following items were priorities for replacement at the PPS School:

- Boilers
- Traps
- Gym air handlers
- Condensate pump
- Boiler Feed

In addition to the above, M. House noted the following work issues:

- In regards to the PVMS water supply he received a quote received from Depot Pump & Supply, Inc for a duplicate Lancaster model water softener to be used as a redundant backup at the cost of approx. \$6,850.00. M. House noted that after two days without treatment the water turns a reddish color.
- M. House noted he received a quote of \$14,560 from VanDzant, LLC for electrical work associated with the repairs per the letter generated by the Fire Marshal dated August 20, 2008.
- M. House noted he received a quote of \$17,877 from VanDzant, LLC for the installation of power for the block heaters for school bus parking area.

The projects would be part of a capital improvement project.

b) Preston Bus Garage repairs w/ Mike House

M. House noted the town bus garage roof is in need of replacement. He met with George Mattern and received a proposal for overlaying the existing metal roof with a new standing seam roof utilizing the roof hugger panel system. The estimate for the work is \$94,640.00

The replacement of the roof would be part of a capital improvement project.

c) Town Hall roof update

W. Kornosewicz noted that following interviews of the companies who were chosen from the bidders, the job was awarded to Dynamic Engineering. The amount of proposal from Dynamic was \$9,141. They will be available in a few weeks and the work will be done in either one or two weekends.

R. Galliher noted he supplied the First Selectmen's office with a non-AIA contract which was forwarded to the town attorney for review. Chester Sajkowicz has been hired as the Clerk of the Works.

d) Town Hall drainage issues, insulation, misc repairs

Tabled

e) Inventory of former Norwich State Hospital buildings

Tabled

6) Old Business:

a) Preston Public Library door update

M. Clancy noted that he received an email from Yost Contractors and the work will start on April 22, 2009. M. Clancy will confirm with Denise Bachand of the start date.

b) Energy audits & projects for Town buildings

A. Hess reported that 95% of the town garage work is complete.

Rise Engineering has received signed contracts for the lighting work at the Bus Garage and PVMS.

A. Hess has received quotes for PPS; however, he is waiting on a new quote to include money for the freezer.

A. Hess noted that the thermostats and insulation upgrades have been approved for the Town Hall and he is waiting on the quote.

A. Hess noted he has talked with Omay Elphick, Alteris Renewables regarding the final bid specs for the solar energy project for PVMS. It is noted that he did not know if any work has been received from the engineer. The project has not been finished to date and the committee discussed the outstanding balance due to Alteris. It was determined that W. Kornosewicz would request B. Congdon to call Alteris for a deliverable date of engineered bid specs.

A motion was made by M. Clancy, seconded by W. Kornosewicz to request the First Selectman contact Alteris Renewables and request a firm date for the delivery of the engineered bid specs.

No further discussion. All in favor. So voted.

A. Hess noted that B. Congdon had emailed him regarding power purchase information received from several companies that have contacted him.

The committee discussed and concurred that A. Hess would make the initial contacts with the companies that have contacted the town for further information and to invite the representatives to the TBFC meeting in May for purpose of discussion.

7) Round Table

M. Clancy noted that since the installation of solar power panels at his residence, he has seen a greater savings than originally thought. He feels it is important to push for the solar power system install at PVMS.

W. Kornosewicz noted the heating system at PPM is very important. He will bring this information to the Board of Selectmen. He noted he will need assistance with the bid package and hopes to have it ready for bid by the fall. M. Clancy noted he would be willing to assist with the bid package.

8) Other Matters

Next regular meeting, Monday, May 4, 2009

9) Public Questions & Comments

None

10) A motion was made, seconded and approved to adjourn the meeting at 9:17 p.m.

Respectfully submitted,

Kathleen Nichols
Recorder