

**Town of Preston
Town Buildings & Facilities Committee
Regular Meeting
Monday, June 01, 2009
Preston Town Hall**

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

2. Roll Call

Regular Members

Walter Kornosewicz, Chairman
Merrill Gerber, Vice-Chairman
Michael Clancy
Andy Hess
Ted Powell
Roger Galliher

Alternate(s)

Ken Zachem - *absent*

3. Communications

- a) Letter dated May 8, 2009 from Linda Christensen, President Preston Historical Society inviting Committee members for a public meeting on June 3, 2009 at Preston Plains School re: discussion about the natural & cultural resources of Preston.

4. A motion was made by M. Gerber, seconded by A. Hess to approve the May 4, 2009 minutes as presented. So voted.

5. New Business

a) Alteris for the PVMS solar project

Mark Nelson, Alteris representative was present to address the Committee. He noted that a revised bid spec sheet has been received for review by the town. Mark noted that Sun Power's engineers are recommending the use of mechanical stand-offs to mount the solar panels to the roof. Mark noted he wanted to make the committee aware of this recommendation prior to the final mechanical drawings being received by the committee.

He also noted the bid specs are ready to go out to bid with a PPA (Purchase Power Agreement). The bid specs require the installer to work with the roof contractor to ensure the roof warranty continues to be valid. M. Nelson will contact the roof contractor to confirm the length of the roof warranty.

M. Nelson noted that United Natural Foods in Dayville, CT has the finished product and is open to giving tours to the public. Contact Tom Deziki, Eco-Manager.

b) New Member(s)

At the May 2009 meeting it was noted that there were two interested candidates to potentially fill the vacancies on the committee. A letter of invitation for discussion

was sent to Gordon Conrad and Bob O'Neil. G. Conrad was present to address the Committee. Gordon provided a synopsis of his educational and work history.

A motion was made by M. Clancy, seconded by A. Hess to recommend to the Board of Selectmen to appoint Gordon Conrad as a Regular Member on the TBFC.

No further discussion. All in favor. So voted.

c) Update on work request forms & Library plans

M. Clancy stated he has created a logging system for work projects the committee is currently involved in. The work request form is also on the town website. The person submitting the work request will give the original to the Selectman's Office who will then send a copy to the TBFC where it will be assigned a project number.

M. Clancy noted he had contacted King & Tuthill Architects regarding the library as-built plans. He was told that they are looking for the plans; however, the person he spoke with felt that the plans do not reflect the building as it was actually built. The original plans were for a 7500 sf building but the size was cut due to lack of funding. There is a set of plans in the town clerks office.

d) Historical Society meeting June 3, 2009

See Communications.

6. Old Business

a) Preston Public Library door update and final bill

W. Kornosewicz, M. Clancy and M. Gerber met with Yost Home Improvements to discuss the work performed on the library doors. A description of the doors/handsets was received for the TBFC's file.

A motion was made by M. Clancy, seconded by A. Hess to recommend to the Board of Selectmen to pay the balance of \$2,937 to Yost Home Improvements.

Discussion:

The issue of the side door threshold was discussed regarding the potential that water would be able to flow under the door. It was determined that this is a separate issue from the replacement of the door.

G. Conrad noted he would speak with the Librarian regarding the threshold.

No further discussion. All in favor. So voted. G. Conrad abstained.

b) Energy Audits & projects for Town Buildings

- Prime Electric has been working at the bus garage and schools.
- Town garage is almost complete – waiting on photo-eye to be installed.
- Contracts have been signed for the Town Hall attic insulation and thermostats. Work on the insulation will follow when the roof is completed.
- Contractor has a sample thermostat for the town hall to install and program for testing.

c) Town Hall project updates

- The Committee discussed the request for the installation of central AC for the upper floor of the Town Hall.
- The contractors will begin replacing the town hall roof in the next few weeks weather permitting.
- R. Galliher provided the Committee with a sketch of the town hall drainage. The Committee discussed the drainage issues and determined they would put together a list of questions prior to going to the Board of Selectmen.

d) Bus garage items updates

R. Galliher provided a sketch of the bus garage roof. He met with M. House and went up on the roof. The slope is a 1” to 12” pitch with poor drainage. There are gutters on both eaves. R. Galliher provided the following recommendations:

- a. Steel frame appears in good condition.
- b. Remove existing metal roofing and attached insulation.
- c. Install new metal decking
- d. Install new rigid insulation
- e. Install new roof membrane – EPDM
- f. Install new gutter/downspouts.

The Committee discussed the replacement of the roof and determined that R. Galliher will investigate and follow up with companies that specialize in this type of roof system.

e) PPS generator – report

W. Kornosewicz noted he went to the Board of Selectmen with the recommendation that the Town fund the replacement generator at Preston Plains School. The BOS determined they will wait until the fall when money from the Small Cities Grants may be available.

It was noted that the stoves are gas powered and the generator would be used for the lights and furnace. A. Hess recommends getting the generator properly sized.

f) PPS boilers

B. Congdon has been in contact with Jeff Brining at Norwich Public Utilities regarding setting up a meeting to discuss the feasibility of bringing in natural gas for the boilers and generator at Preston Plains School.

W. Kornosewicz will let the TBFC members know when the meeting will be held.

7. Round Table

M. Clancy noted the TBFC should begin interviewing those candidates who have expressed interest in the part-time handyman position. He also noted that if anyone knows of someone who would be interested to have them contact W. Kornosewicz.

M. Clancy noted he would like to view the chapel and the Administration building at the former hospital site. He believes if there is the possibility of rebuilding one of the newer

buildings and moving some town offices there, it would create a sense of presence and would assist in the security issues.

He noted he would like to see some of the TBFC members attend the Redevelopment Agency's meetings.

A. Hess has been in contact with Ellen Freidenfelds from Energy New England regarding energy services. The company offers to analyze the towns electric bills for no charge for mistakes; however if any mistakes are found in favor of the town the savings would be split between the town and Energy New England.

Ellen recommended the town do a short term power purchase agreement at 10 cents per kwh and will provide a sample contract for the town's review.

A motion was made by A. Hess, seconded by M. Clancy to get a copy of the sample contract for the town's lawyer to review pursuant to entering into a Purchase Power Agreement contract.

No further discussion. All in favor. So voted.

A motion was made by A. Hess, seconded by M. Clancy to recommend to the Board of Selectmen to allow a bill analysis be completed by Energy New England and be due 50% of any overages found.

No further discussion. All in favor. So voted.

8. Other Matters

9. Public Questions & Comments

None

10. A motion was made, seconded and approved to adjourn the meeting at 9:35 p.m.

Respectfully submitted,

Kathleen Nichols
Recorder