

**Town of Preston
Town Building and Facilities Committee
Regular Meeting
Monday, May 5, 2008
7:00 p.m.
Preston Town Hall**

Minutes

1) Call to Order

W. Kornosewicz called the meeting to order at 7:07 p.m.

2) Roll Call:

Walter Kornosewicz, Chairman
Michael Clancy
Ted Powell - *absent*
Joe Calcasola

Merrill Gerber, Vice-Chairman - *excused*
Andy Hess
Roger Galliher – *arrived 7:15 p.m.*
Ken Zachem, Alternate - *absent*

3) Communications:

NONE

4) Approval of the April 7, 2008 Regular Meeting minutes.

A motion was made by J. Calcasola, seconded by A. Hess to approve the minutes of April 7, 2008 as presented.

No further discussion. All in favor. So voted.

5) New Business:

NONE

6) Old Business:

A motion was made by A. Hess, seconded by M. Clancy to discuss 6b prior to 6a.

No further discussion. All in favor. So voted.

b) Old Preston Library Update

W. Kornosewicz noted that two bids had been received for the fabrication of a replacement finial for the Old Preston Library. The bids received were from:

- Chas. G. Sedell, Waterford, CT
- Delta-Wye Tec Company, Dudley, MA

Andy Bilodeau was present to represent Mr. Sedell's proposal. He provided the Committee with a photograph of the existing new roof with an insert of the old roof showing the finial, a revised proposal of the work to be done, options of the type of coatings that can be used with the expected life span of the coatings and the associated cost.

Mark Christensen was present to speak about the proposal received from Delta-Wye Tec. He noted that the quote was for labor and materials did not include the finish coating. It

was noted that the finial was to be made of steel and original material where necessary (top piece).

M. Christensen noted that the Historical Society had applied for a grant and received the amount of \$12,000.00.

Discussion:

The Committee discussed the specifications of each of the proposals and after extensive discussion, the Committee agreed to approach the Board of Selectmen with a recommendation to hire Mr. Sedell for the job of replicating the finial. It is noted that Mr. Sedell will need to be given access to the roof top in order to take measurements of the new roof point where the finial will sit as the roof measurements have changed slightly due to the work completed. It was suggested that either Ignac Construction or the fire department may be able to assist in having a lift available for this task. The Committee agreed to invite Mr. Sedell to attend a Board of Selectmen meeting and chose possible dates of May 15th or 29th, 2008.

A motion was made by M. Clancy, seconded by A. Hess to recommend Chas. G. Sedell as the preferred vendor to replicate the finial for \$1,675.00 plus the cost of the finish, not to exceed \$2500.00

No further discussion. All in favor. So voted.

a) Preston Public Library update

W. Kornosewicz noted that at last months meeting he has received four proposals for the painting of the old library and the new library. The following companies have provided the Committee with quotes:

Company	Old Library	Extra Work	New Library	Extra Work	Total
Tamborra Painting Co.	\$2,980	\$920	\$2,060		\$5,040
Assertive Solutions, Inc.	\$2,850		\$5,850		\$8,100
Rainbow Painting Co.	\$2,495	\$1,095	\$5,195	\$995	\$7,690
Top Coat Painting Co.	\$3,350	\$350	\$4,000	\$2,350	\$7,350

W. Kornosewicz noted that two of the contractors met with him at the sites, and two of the contractors went to sites alone. It is noted that the town will provide the red paint for the old library so as to keep with the same color and possibly will provide the white paint.

The Committee discussed the four proposals and decided they would like to discuss with the low bidder, Tamborra Painting Company, the exact specifications of the work to be completed at both libraries, ask for references and find out what type of paint will be used.

In addition to the painting work, it was noted to ask Tamborra about replacing the ½ storm window that is missing on the old library and power-washing of the old library. It was determined that a subcommittee consisting of W. Kornosewicz, M. Clancy and J. Calcasola would obtain this information and approach the Board of Selectmen with their recommendation.

A motion was made A. Hess, seconded by R. Galliher to appoint a subcommittee consisting of W. Kornosewicz, M. Clancy and J. Calcasola to approach the lowest bidder to obtain additional information and make a recommendation to the BOS.

No further discussion. All in favor. So voted.

M. Clancy asked about the process for the work order requisition. The requisition will be used as a tracking mechanism of work requested and completed on town buildings. It was determined that M. Clancy would speak with D. Kopetz regarding the process system.

A. Hess reported that he was still waiting for the Energy Audit for the library from Rise Engineering. He will report to the Committee when he has additional information.

c) Preston Plains & PVMS Projects Update

A. Hess met with Solar Wrights on April 16, 2008 at the PVMS to discuss the feasibility of solar panel use for the school. It is noted that the original architect may need to approve the use of the panels on the roof and possibly the bonding company.

The solar panels have a 25 year warranty.

W. Kornosewicz noted that at the April 2008 the Committee discussed whether they were comfortable preparing a bid form for the request for proposals for the AC Air Handlers at the Preston Plains School. It was noted they were not. They discussed if a professional engineer should be hired to write the RFP for the bid.

It was noted that instead of putting out a bid, they could look at replacing the handlers that are in the worst condition first and then work from there. It is noted that the gym is the worse area having two large units that need to be reworked.

There are three potential companies to use for the work:

- > Trane
- > Carrier
- > York

W. Kornosewicz will speak with B. Congdon regarding the work and for his feedback.

A. Hess reported that he emailed Bruce Zajac regarding the training for the new water system at PVMS. He also noted that the town approved to pay for the spare parts for the water system.

He noted that the driveway has been paved.

d) Poquetanuck school demolition completion update

R. Galliher reported he has been in touch with the contractor and was told that the seeding should begin at the old Poquetanuck School during this week and be completed in one to two weeks.

7) Round Table:

M. Clancy asked about the Historical Signs located in parts of the town and who is responsible for maintaining them. It was noted that the Historical Society is restoring the one near Amos Lake. A. Bilodeau noted that M. Clancy could speak with them and ask how much time and cost to maintain the signs.

W. Kornosewicz noted that during the April 2008 meeting, he was given the task to contact Hartford Boiler regarding the pending repair bill; however, would like to ask the Committee if they have any desire to pay any additional money towards the bill. The Committee discussed this and decided they did not have any desire to cover the additional expense that was not authorized by the town or the school committee.

8) Other Matters:

Next regular meeting, Monday, June 2, 2008

9) Public Questions & Comments

A. Bilodeau noted he would be out of town on May 22nd; therefore, the invitation to Mr. Sedel to attend a BOS meeting should be May 15th or the 29th.

A. Bilodeau asked if the BOS would be required to go to the Board of Finance for approval for the final restoration. It was noted that if the money was in the TBFC budget, they would not need to go before the Board of Finance; however, if it were to exceed their budget then the BOS would need to go to the BOF.

10) A motion was made by A. Hess, seconded by J. Calcasola to adjourn the meeting at 9:20 p.m.

Respectfully submitted,

**Kathleen Nichols
Recorder**