

**MUNICIPAL COMPLEX IMPROVEMENTS BUILDING COMMITTEE
REGULAR MEETING
MINUTES**

Date: Tuesday March 22, 2016

Time: 5:30 P.M.

Place: 1000 Hartford Turnpike

Present: Bruce Kruszewski; Ken Kirkman; Ted Olynciw, Cheryl Larder; Glenn Patterson, Robert Brule

Absent: Ray Valentini

Staff: Dan Steward, First Selectman; Neftali Soto, Chief Engineer; Kristin Zawacki, Director of Public Works; Robert Avena, Town Council

Also Present: Mark Hopper, Fletcher-Thompson; Scott Atkin, Anchor Engineering; Steve Gendreau, DTC

The meeting was called to order by Chairman Kruszewski at 5:31 PM

Public Comment: None

Approval of the minutes of March 8, 2016

Motion made by Ken Kirkman seconded by Ted Olynciw

Vote – Yes (5); Abstain – (Brule)

Motion Carried

Old Business

Review Progress of Fletcher-Thompson

Mark Hopper introduced the subcontractors to the committee. He then had Steve Gendreau make a presentation about the HVAC system options. These options were necessary because the committee took out the GEO Thermal option originally planned for this project. Mr. Gendreau handed out a sheet to the members with 4 options. He reviewed the pros and cons for each option. It was noted that all options would need an upgrade on the electrical service planned for the building. The committee decided it would be either Option 1, 2, or 3. Option 4 included leaving a portion of the GEO Thermal, and the committee is against that option. After discussion, Option 3 was taken off the table, as that option has a much higher maintenance costs after installation.

The committee decided it has come down to Option 1 or Option 2. The committee has tasked DTC and Fletcher-Thompson with putting together an estimate of the cost of the system (order of magnitude only) and an estimate for the cost of redesign for both options so they can compare the costs. Mr. Genreau said he prefers option 1 for this location, but the committee is very interested in having a comparison for cost purposes. Mr. Avena asked directly to the consultants to be sure they can get this information back to the committee by the April 5, 2016 meeting. Mr. Hopper and Mr. Genreau both feel they should be able to report back to the committee by the next meeting. Adding the new system into the plans and how long that will take, should also be reported by the next meeting.

Mr. Avena spoke about target dates the committee would like to be able to work towards. If we aim to be at the August RTM meeting for funding request, and make a special presentation in July to the Board of Selectman and Board of Finance, we should be able to stay on task.

Mr. Gendreau also spoke about the electrical system in the project. As noted previously, the panel will need to be upgraded for the new system. The committee supplied DTC with the request for pricing out the fixtures using LED lighting. Mr. Gendreau said that is becoming the norm for projects, but he will be sure they are used in this project. It shouldn't change the layout – simply the fixtures and what is used. He noted that the upcharge of LED lighting is about 20% - but the savings is huge once the project is complete.

Mr. Atkin spoke to the committee about the remediation portion of this project. Mr. Olynciw asked if it would be a good idea to do this portion of the project prior to the construction. Mr. Atkin has worked in much detail on this site, and is very familiar with the issues and concerns. He believes his portion of the project should take anywhere between 6 -8 weeks for the testing of the contaminated soils. An environmental contractor would be needed. One plus of doing them separate, is we may get a better price on the building. Mr. Avena is concerned if we open a hole and there are unknown factors that will hold up the building project. This portion of the project is between \$600,000.00 – \$700,000.00, but there are many unknown factors that will not be seen until the ground is open.

The discussion continued about whether we do this as a separate project or keep them together. Financing this project as a standalone project will require going to the boards. Some concerns from the committee include if we do this portion and then pave the driveway, only to remove it for construction. Certainly the residents will be upset. There was discussion about using temporary paving or simply leaving it a gravel road until the project is complete. Mr. Atkin will do some research on his part about project costs as well as look into the dates for the next time the brown field grants will be given out. He will get those dates to Dan Steward for his review.

The committee also began discussion with Mr. Hopper about possible changes to the plans. There was a review of the plans that Mr. Valentini had supplied and his suggestions. The discussion was mostly about removing the walls in the plans and using dividers between office spaces. Mr. Hopper stated that the walls are not load bearing walls. They also discussed the reason behind having two entrances – one for each

department. It was understood that the roof line is not being raised up – however – all new garage doors will be installed. Mr. Olynciw suggested that instead of making minor changes to a plan that is already in place – perhaps we use this plan as designed. Originally he had concerns, but after studying the plans, he feels it is a solid plan. At this point, the discussions seem to be personal opinions.

Motion was made by Ted Olynciw and seconded by Ken Kirkman to Stay with the architectural design plans as put forward by Fletcher-Thompson

Vote – Unanimous
Motion Passed

The committee let Mr. Hopper know that the power point presentation needs to be the best he can produce so the members of the committees can get excited about this project.

Mr. Kruszewski once again confirmed with both Steve Gendreau and Mark Hopper about their attendance at the April 5, 2016 meeting with the prices for the projects as requested. They both assured the committee that they would be in attendance with the information needed.

Mr. Hopper said he was willing to be at the next meeting a half hour early to review the plans with those members that wanted to come early. Mr. Avena assured the committee they could post a workshop for 30 minutes with the town clerk's office and they would be within their limits.

New Business

Mr. Kruszewski suggested that the committee should perhaps appoint a Vice Chair for this committee in the event that he is unable to make a meeting.

A nomination was made by Ted Olynciw and seconded by Glenn Patterson to Nominate Ken Kirkman as the Vice Chairman – Mr. Kirkman agreed
Mr. Avena asked if there were any other nominations, hearing none

Vote – Unanimous
Nomination Passed

Being no further business

Adjournment

Motion made by Ken Kirkman, seconded by Ted Olynciw
To adjourn the meeting

Vote – Unanimous
Motion Carried

Meeting adjourned at 7:34 P.M.

Respectfully Submitted,

Sandy Kenniston
Recording Secretary