

## **SPECIAL PROJECTS STANDING BUILDING COMMITTEE MEETING**

**Monday, May 23, 2011**

**5:30 pm**

**First Floor Conference Room**

**Independence Hall**

### **FINAL MINUTES**

Members Present: Richard Speciale, Miriam Frank, Len Amato, Pam Iacono, Al Kelly

Members Absent: Mike Giaquinto, Gerard Keough

Others Present: Judy Ewing, Sherri Steeneck, Tom Cullen, Sal Morabito, Eileen Roxbee, Meredith McCormack, Ken Lee, John Fallon, Brandt Jobst, Craig Wiles, Twig Holland

#### **I. Call to Order**

Chairman Rich Speciale called the meeting to order at 5:45 pm.

#### **II. Approval of Minutes**

Pam Iacono made a motion to approve the minutes. Rich Speciale seconded the motion. Miriam Frank made an amendment to add to the Public Comment section about Penfield Building Committee asking the Town for more money that Mr. Kelly responded to a question by Judy Ewing about premium time for the Penfield project by stating the Building Committee did not go back to the Town for additional money. Ms. Iacono seconded the amendment which carried unanimously. The main motion, as amended, carried 4-0 (Speciale, Iacono, Frank, Amato).

#### **III. Update by Attorney John Fallon**

Mr. Speciale took items III and IV out of order to hear an update from Attorney John Fallon on the approval process. Mr. Fallon said the code review comments were helpful, but not unusual. Mr. Fallon gave the Committee a copy of the minutes from last week's code meeting. The process involves obtaining a certificate of wetland conformance which is an administrative matter performed by the Inland Wetlands staff in the Conservation Department. As soon as Mr. Fallon obtains this certificate, a notice of intent has to be published in the newspaper for any member of the public to comment before the Inland Wetland Agency. Mr. Fallon said he can also apply for special exception approval from the TPZ which requires a public hearing. TPZ is very active and have a backlog of applications so a hearing may not occur until July and a decision would not be made until about two weeks later at a second TPZ hearing that would occur in either late July or early August.

Mr. Fallon said that at the code meeting there was considerable discussion about the ventilation and air units on the roof. TPZ, which needs to approve a special exception for these roof top units, will be interested in the location and size of the units. The regulations actually apply to residential units but the special exception is for school use in a residential zone so the TPZ will be interested in visual quality and adverse impact. In addition, Mr. Fallon said he will probably have to address the acoustical impact of the system. The TPZ will also be concerned about timing of the phasing and safety of the students. Mr. Fallon said he will need to obtain a drainage report which the surveyor is working on.

Mr. Speciale said that the level of noise was discussed at the code meeting. Brandt Jobst recommended getting specs of the equipment and information about decibel levels. It could cost up to \$1,200. Mr. Speciale recommended a site visit to obtain more information about the current noise levels. Al Kelly said that the Stratfield Building Committee did not pay to have the noise levels tested. Mr. Fallon responded by saying that Mr. Jobst and George Wiles, the architect, both said the Sherman units could be noisy and \$1200 is a small amount of funding to test and make sure noise levels won't be disruptive to the neighborhood. Ms. Iacono asked Mr. Fallon if TPZ could hold up the project if noise levels are a problem. Mr. Fallon said that is correct. Ms. Iacono asked Mr. Fallon about other potential problems the Committee could run into. Mr. Fallon said the visual impact of the roof top units should be addressed and he recommended screening them. Mr. Fallon said the architects can start on some of the additions this Fall and work on the roof top units during the summer of 2012, when school is out. Mr. Kelly stressed that no work could be done on the roof with children in school according to regulations. Mr. Kelly asked Mr. Fallon if the Town has a noise ordinance. Mr. Fallon responded by saying he will send the Committee a copy of the Town's noise ordinance. Mr. Kelly suggested that timing the operation of the roof top units be part of the program so the units aren't running at night. Mr. Kelly noted that having a professional acoustics analysis will be helpful to the TPZ. Mr. Speciale asked for a sense of the body on whether to not to exceed \$1200 on consultants who can document decibel levels and provide the Committee with the types of roof units. Each member agreed to spending the \$1200 along with a field trip to measure the existing unit. Mr. Speciale asked Mr. Jobst if he has the rooftop drawings. Mr. Fallon said yes.

#### IV. Approval of Invoices

Purchasing Authority Director Twig Holland said that Connecticut Photo Blue for construction specs and drawings is reimbursable and the Town charges contractors a non-refundable fee. Ms. Iacono made a motion to approve two invoices—one for Connecticut Photo Blue in the amount of \$4,000 and another for Land Surveying Services for the A2 update in the amount of \$3,400. Len Amato seconded the motion which carried 5-0.

#### V. Update by Professionals/Discuss and Vote on Construction Options

Mr. Jobst gave the Committee a handout of drawings showing structural details. He said ten contractors attended the walk-thru. Several of them said they couldn't comply with the time schedule for doing the work.

In light of Mr. Fallon saying that TPZ cannot schedule a public hearing any earlier, Mr. Speciale suggested postponing the bid process for two weeks. Ms. Holland said that the TPZ sign off was needed before contracting anyone. She suggested shedding the HVAC work for this year; starting the kitchen and admin areas this year; and changing the bid due date to either mid-late June or to early July. The plan might need to be re-phased and re-bid to fit the timing and the budget. In addition, some of the equipment might not be in stock at the moment due to the ailing economy. It might take closer to 16 weeks to get some equipment. Alternative space might be needed for the admin staff, but the new schedule might avoid overtime.

Al Kelly advised retracting the bid for now and resubmitting it at a later time. Ms. Holland agreed saying that withdrawing the bid and resending it as specifications for two phases-Phase One and Phase Two-will result in a longer construction cycle and avoidance of overtime. Mr. Jobst gave the Committee a handout on the proposed project schedule. Mr. Kelly suggested moving the gas meters and starting the admin and kitchen storage work in August. Ms. Iacono agreed but noted there is no swing space. The Committee all agreed to phase the project. Mr. Kelly made a motion to retract the bid. Ms. Iacono seconded the motion which carried unanimously. A sense of the body approval was obtained for the architect to prepare the phasing document and that the new date for the bid process be June 15, 2011.

Mr. Kelly suggested coordinating the site visit with Tom Cullen and Sal Morabito. Mr. Speciale asked about the roof pitch work in anticipation of re-roofing work to be done sometime after the roof top units are installed. The architect reported that he was working on it.

Ms. Iacono asked about shelves in the teaching space and other needs. She and Mr. Speciale agreed to meet with the school administrators on related matters. Mr. Kelly also said he wanted to participate. Mr. Morabito and Mr. Cullen said that all the drawings that the architect said are in the bid documents haven't been addressed. Mr. Kelly stated he forwarded the comments to the Architect, but would check his email.

#### VI. New Business

Mr. Speciale said there will be a special meeting on June 6, 2011.

#### VII. Public Comment

Principal Eileen Roxbee said she had worked hard on getting the architect the information on shelving and drawings which a committee member had sent but was never received. She also said that the delay was disappointing and that they need the additional space for this Fall because she anticipates no space for special education, math, and some other areas. Sherman parent Ken Lee commented that someone had "dropped the ball." Committee members said the schedule has been aggressive but tight and support the phasing. Members noted a lot of effort has been made and while they are disappointed also with having to phase the project, they feel no one had "dropped the ball."

#### VIII. Adjourn

Ms. Iacono made a motion to adjourn the meeting at 6:41 pm. Mr. Amato seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter  
Recording Secretary