

These minutes are subject to approval by the Public Building & Site Commission

The Public Building and Site Commission held a regular meeting Tuesday, January 23, 2024. The meeting was held at the Newtown Police Department, 191 S. Main Street. Chairman Art Norton called the meeting to order 7:00p.m.

Present: Art Norton, Allen Adriani, Anthony D'Angelo, Gus Brennan, Gordon Johnson, Sally Feuerberg, Kristian Otten, Tom Catalina

Absent: Patrick McCleary

Also Present: Purchasing Director Kerri Mubarek, Mike Dell'Accio of Downes, Newtown Community Center Commission Chair Kinga Walsh, Newtown Community Center Director Matt Ariniello, C.H. Booth Library Board of Trustee member David Schill, Acting Library Director Jennifer Nash, Library Board of Trustees President Elaine Corbo, one member of the public and one member of the press.

Public Participation: none.

Approval of Minutes: A. D'Angelo moved to approve the minutes of the December 19, 2023 meeting. G. Brennan seconded. All in favor.

Newtown Community Center Aquatics HVAC referral from Board of Selectmen

Mr. Ariniello said since opening the Community Center they have spent \$50k in repairs and maintenance on the current HVAC system. A large part of the system failure is the condensation that is created through the temperature of the pools and the spray features. The Newtown Community Commission has approved \$40k in repair and maintenance to mitigate current issues. There is a struggle managing rooftop units due to value engineering out the rooftop hatch. The recommendation from Controlled Air is to install a secondary auxiliary 54 ton unit to work in tandem with the current unit. Matt has structural concerns. A second option is to do an additional 50 ton unit or scrap the current HVAC and do a \$1.2 million project and redo all HVAC in the pool area. Equipment is 16 months out; would like to get RFP started and begin doing behind the scenes structural engineering. G. Brennan asked who gave the engineers the design criteria for the relative humidity and temperature. A. Adriani said they probably followed standard guidelines for the original system. Can the system be run close to the original design criteria? Matt said the pool was designed for the water flow for the features. Latent defects, goes for construction and defects, if built in error there is no time constraint and stated this deserves a legal review from the Town. Mr. Ariniello said these conversations have been had, including in executive session; all parties agree legal action isn't appropriate at this time. Funding sources have been confirmed, the Newtown Community Center will pay for half and the Town will pay for half for the rooftop unit replacement. If the system works in tandem it will have to be an AAON system. Mr. Ariniello does not think the second option will work, it Solar panels are directly above the pool.

Next steps: An RFP, spearheaded by K. Mubarek and M. Ariniello will go out for structural engineer; findings will be brought back to the PBSC. Once findings are back the PBSC can entertain what kind of unit

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Daniel A. Catalina
NEWTOWN TOWN CLERK

and where it will go. A. Adriani ask for cut sheets, from Controlled Air, for weights for the structural engineer. M. Ariniello will request that. This is the time to do an add alternate for roof access from inside. Mr. Ariniello will have discussions with A. Adriani relative to the pool deck, which will likely be a future project. The bid should include AAON experience as a requirement for prospective bidders. They are specialized units and not many contractors service them in CT. HVAC service for Town buildings was recently rebid and Controlled Air is no longer the HVAC company but can be used for emergency services.

The HVAC Ad Hoc will comprise of Gordon Johnson and Allen Adriani

Hawley Elementary School:

Invoices and PCO's for payment:

Commissioning is just about done, final report is being finalized. The commissioning agent will need to come back in the spring for one minor item; it will be noted in final report. M. Dell'Accio said that allowances and contingencies are zeroed out. There are retainage req's for the painting contractor and MEGA Mechanical. There will be one more invoice in February or March.

A. D'Angelo moved to approve application #18, dated 1/19/24, from Downes, for Hawley Elementary School, in the amount of \$90,734.08 contingent upon final signature by Downes. Allen seconded. All in favor. Brings the project to 99:87% complete.

Close Out Documents: Documents are complete and reviewed. M. Dell'Accio has (3) copies of the as built (3) sets of O&M's, two volumes and will be delivered to John Barlow. The official close out will be next month.

Sandy Hook Permanent Memorial

Close Out: This project is closed.

C.H. Booth Library

Project Update: Three quotes on environmental were received. Testing has been complete. 127 samples were taken throughout the entire building. A General Contractor can coordinate the trades. There was discussion whether there will be a mechanical GC or a structural GC. David Schill is fine with leaving it open. All units are end of life.

Next Steps: The bidding process can begin as soon as possible, with the results included as an addendum.

Schedule: Once documents are ready there should be a meeting; timing depends on how quickly the bid goes out. Keri has most of the bid prepared and has requested a final review to be performed before the going out to bid. There will be a small group meeting on January 26 at 3:30pm for a quick review. K. Mubarek said if all set on the bids can go out Feb. 2. There will be a walk thru on Feb. 9, questions on Feb. 14, answers by Feb. 20 and sealed bid back b Feb. 28th.

Discussion on Facilities Study: K. Mubarek said a facility study bid has been put out. Questions were due back Jan. 22. Eleven showed up for walk thru, nine were engineer firms which included seven schools and a four hour meeting, asking for input on biggest issues, should NMS be funded or something else at a higher level of need, and recommendations. Understand all the buildings and what makes sense to spend

money on. It was a good turnout and is moving along nicely. Building structure, windows, roof, solar are included in the bid. Ned Simpson provided PBSC with history of the Municipal Building Inventory Group. It began with the same premise with a data structure. A data based management system was created to capture work orders and images. The group provided a status report to the BOS in October. N. Simpson wants to present to the current BOS. His goal is to have a snapshot of facilities and components in digital. The Newtown Community Center has been partially loaded. This study should last and not be a one off. Mr. Ariniello agrees the Town should look at a facility study and figure out a management system for its drawings and accountability; a way to better manage town buildings. A. Adriani said the created data base attaches all service records, can select roof, window door, vendor.

Nomination of Chair/Vice Chair G Brennan moved to appoint Art Norton as Chairman and Allen Adriani as Vice Chair. G. Johnson seconded. All in favor.

Appointment of Clerk: A. Norton moved to appoint Sue Marcinek as the PBSC clerk. A. Allen seconded. All in favor.

The next regular meeting is scheduled for February 27, 2024 at the Newtown Municipal Center.

Adjournment: Having no further business the Public Building & Site Commission adjourned the regular meeting at 8:16 p.m.

Respectfully submitted,
Susan Marcinek

