

# Minutes of Meeting

## **Building Needs Committee**

March 21, 2016

The Building Needs Committee conducted a regularly scheduled meeting on Monday, March 21, 2016 in room 213 of Stratford Town Hall, 2725 Main Street, Stratford CT 06615 pursuant to notice duly posted.

### I. Call to Order at 7:02 p.m.

Presiding: Council Chairman Beth Daponte appoints Len Petruccelli as chairman of Building Needs Committee

Committee Members Present: Council members J. Vincent Chase, Wali Kadeem, Alan Llewelyn and Beth Daponte; Electorate members Linda Manos and Paul Hoydick; Board of Education member Len Petruccelli

Others in Attendance: Town Engineer John Casey, Board of Education Administrator Clarence Zachery, Antinozzi Associates Partner George Perham, Board of Education member Terry Sheehy, Council Members Mark Dumas and Phil Young, CREC Representative Richard Snedeker, SHS Subcommittee members Eric Lazaro and Dan Senft, Director of facilities at Board of Education Rich Ruggerio, Superintendent of Building Maintenance Dan Wakeling, Mr. BartonE – consultant from DBS Energy, Jeff Brown from Tai Soo Kim Partners

Documents distributed during meeting:

- Letter with attachments re: Window Replacement at Huntington Road Fire Station
- Board of Education open work orders

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of November 16 and special meeting of December 7, 2015. A MOTION WAS MADE BY MS. DAPONTE SECONDED BY MR. HOYDICK TO APPROVE THE FOREGOING MINUTES. THE MOTION PASSED UNANIMOUSLY.

### III. Unfinished Business

#### A. General Building Repairs

1. Stratford Public Library — TOTAL \$7,501.63  
HVAC and Lighting Upgrades — Magnetic Hold Open for Gates – tied to fire alarm system. Mr. Wakeling explained the scope of work as presented by the contractor, THP (Tomlinson Hawley Patterson).

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MR. KADEEM TO APPROVE \$7,501.63 TO INSTALL MAGNETIC HOLD OPENS TIED INTO THE FIRE ALARM SYSTEM FOR GATES BEING INSTALLED IN STAIRWELLS A, B, AND D IN STRATFORD PUBLIC LIBRARY. THE MOTION PASSED UNANIMOUSLY.

#### B. Board of Education Capital Projects

1. Stratford High School renovations subcommittee report. Mr. Llewelyn reported the highlights of the meeting that took place just prior this meeting. He said that the subcommittee finds it necessary to have an auditorium consultant for the project due

to the specialized equipment and acoustics. The amount of \$34,500 for the consultant is already budgeted.

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MS. DAPONTE REFER THE CONTRACT AMENDMENT TO THE ARCHITECT’S CONTRACT FOR AN AUDITORIUM CONSULTANT IN THE AMOUNT OF \$34,500 TO TOWN COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

2. Enclosures for modular class rooms at Eli Whitney and Nichols – BoE. Messrs. Ruggerio and Petruccelli reported that the modular classroom at Eli Whitney School has many issues. The modular at Nichols School will be removed from the basketball courts on March 24.
  
3. Victoria Soto School – Architect to discuss the photovoltaic panel project phase and additional fees incurred following the substantial completion of the building project. Mr. Barton reviewed progress of the solar roof panels design. He said that the panels will pay for themselves in 6 years and will generate revenues paid by UI. Panels have a warranty of 25 years; their life-span is about 35 years. Mr. Barton suggested that the project needs to move forward for state review.

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MR. KADEEM TO TABLE THE PROJECT. THE MOTION PASSED UNANIMOUSLY.

IV. OLD BUSINESS

- A. The open work order documents, as cited above, were reviewed and discussed. “Open work Orders” will be a Building Needs Committee meeting agenda item.
  
- B. Boothe Park — Mr. Chase pointed out that the observatory door needs replacement. “Boothe Park” will be a Building Needs Committee meeting agenda item.
  
- C. “White House” (a.k.a Nicholl-Benjamin House) will be a Building Needs Committee meeting agenda item.
  
- D. Juliet Lowe Park will be a Building Needs Committee meeting agenda item.
  
- E. Stratford High School renovations Subcommittee — discussion took place as to membership and appointments to the committee.

A MOTION WAS MADE BY MR. CHASE, SECONDED BY MR. LLEWELYN TO REAFFIRM AND REAPPOINT THE EXISTING SUBCOMMITTEE MEMBERS UNTIL WHICH TIME MR. LLEWELYN, CHAIRMAN OF THE SUBCOMMITTEE, CAN POLL THE MEMBERS AS TO THEIR INTENTIONS OF REMAINING ON THE SUBCOMMITTEE. THE MOTION PASSED UNANIMOUSLY.

V. NEW BUSINESS

Abatement for window flashing at Huntington Rd. Firehouse. — \$7,700.00

Mr. Wakeling explained the scope of work as presented by the contractor, THP (Tomlinson Hawley Patterson). To establish containments and properly abate asbestos tarpaper at 22 locations. (The interior sill of the existing windows)

A MOTION WAS MADE BY MR. CHASE, SECONDED BY MR. KADEEM TO REFER THE FOREGOING HUNTINGTON ROAD FIREHOUSE PROJECT IN THE AMOUNT OF \$7,770.00 TO COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

VI. ADJOURNMENT: — Hearing no further discussion in connection with the above agenda items or additional business, Mr. Petruccelli entertained for a motion to adjourn. A MOTION WAS MADE BY MR. LLEWELYN AND SECONDED BY MS. DAPONTE TO ADJOURN THE MEETING AT 8:05 P.M. THE MOTION PASSED UNANIMOUSLY.

*Carol Cabral*

Carol Cabral, Secretary