

Minutes of Meeting

Building Needs Committee

August 15, 2016

The Building Needs Committee conducted a regularly scheduled meeting on Monday, August 15, 2016 in room 213 of Stratford Town Hall, 2725 Main Street, Stratford CT 06615 pursuant to notice duly posted.

I. Call to Order at 7:12 p.m.

Presiding: Chairman Len Petruccelli

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

Others in Attendance: Public Works Director Maurice McCarthy, Council Member Philip Young, Board of Education COO Clarence Zachery

Documents distributed during meeting:

- Building Maintenance Open Work Orders
- Board of Education Open Work Orders
- Memo re: HVAC for Fire House 2

II. APPROVAL OF MINUTES — minutes of regularly scheduled meeting of July 18, 2016. UPON A MOTION MADE BY MR. CHASE AND SECONDED BY MR. KADEEM, THE MINUTES WERE UNANIMOUSLY APPROVED.

III. UNFINISHED BUSINESS

A. General Building Repairs — No information furnished.

B. Board of Education Capital Projects

1. Stratford High School renovations subcommittee report. — Mr. Llewelyn reported highlights from the meeting that took place prior to this meeting. Re: regular progress payments, budget talks – project is \$9 million over budget, review of current building plans and schedules, energy and environmental protection, security discussions. Questions were posed to Mr. Llewelyn.
2. Portable Classrooms — The Board of Education presented a change order to extend the rear walkways at Ely Whitney and Nichols school for the modular classrooms in the amount of \$41,058.83. The extensions are per the Fire Marshall. Questions were posed to Mr. McCarthy and Mr. Zachery.

A MOTION WAS MADE BY MR. LLEWELYN, SECONDED BY MS. DAPONTE TO APPROVE THE CHANGE ORDER FOR THE WALKWAY EXTENSIONS AND REFER TO COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

3. Center School — Mr. Zachery stated that the Board of Education has turned the building over to the town on July 15. Discussed: storage items in the building. Questions were posed re: testing phase.
4. Bunnell Field House — The field house is being prepared for the season; both indoor and outdoor lighting is being checked. Mr. McCarthy said that the project for complete renovations has gone out to bid twice; both times the bid came back in excess of the amount of what funds are available (\$850,000 available).

WAIVER OF RULES OF PROCEDURE

A MOTION WAS MADE BY MR. LLEWELYN SECONDED BY MS. DAPONTE TO WAIVE THE RULES OF PROCEDURE TO ADD THE ITEM TO THE AGENDA “BOILERS AT STRATFORD HIGH SCHOOL”. THE MOTION PASSED UNANIMOUSLY.

Boilers at Stratford High School — Mr. McCarthy reported that 2 out of 3 boilers at Stratford High School are not functional. At least one must be repaired. An assessment of the damages is needed to see which of the 2 boilers is the least costly. Plans will be made for new boilers, if purchased, to transfer them from the old boiler room to the new boiler room. Mr. Zachery said that water treatment for boilers has never been purchased in the past. Water treatment will prolong the life span of boilers.

IV. OLD BUSINESS

- A. Open Work Orders — The above-cited documents were discussed. Questions were posed to Mr. McCarthy.

Mr. Petruccelli recessed the meeting at 7:50 p.m. to allow committee members to review the above cited documents. The meeting reconvened at 7:52 p.m.

- B. Boothe Park Buildings — Mr. McCarthy reported that the barn will be torn down and rebuilt using the same wood. The chicken coop was moved. Questions were posed to Mr. McCarthy re: taking down the tree near the train museum.

- C. Subcommittee for Shakespeare

A MOTION WAS MADE BY MR. CHASE, SECONDED BY MS. DAPONTE TO APPOINT AND REAFFIRM THE SHAKESPEARE SUBCOMMITTEE MEMBERS AS FOLLOWS:

Council Members Alan Llewelyn, David Harden, Philip Young, Beth Daponte – chair; Electorate Members: Ken Tigar, Matt Catalano, Ted VanGriethuysen, Peter Wood, J. Christopher Rooney, Susan Wright, Tom Yemm, Jancee Pust-Marcone, Tom Holehan, Rep. Joe Gresko, Edward Goodrich

THE MOTION PASSED UNANIMOUSLY WITH MR. KADEEM ABSENT FOR THE VOTE.

Ms. Daponte, Chairman of the Subcommittee, reported re: strategic planning, mission statements, report submitted to this committee in October, theater building security, watertight/weatherproofing to prevent wildlife from living there, cleaning, potential

partners and funders. \$1.1 million still exists in town funds for this property, architectural services.

A MOTION WAS MADE BY MS. DAPONTE, SECONDED BY MR. LLEWELYN TO ISSUE AN RFQ FOR ARCHITECTURAL SERVICES TO WRITE AN RFP. THE MOTION PASSED UNANIMOUSLY.

V. NEW BUSINESS

HVAC Renovation at Fire Station 2 — This project is a design/build project that has been bid. The low bidder has been qualified to do the renovation that includes heating, air conditioning and other energy saving improvements in the facility. Value of contract is \$115,900 — County Wide Mechanical Services, LLC of Bristol, CT.

A MOTION WAS MADE BY MR. DEMPSEY, SECONDED BY MS. DAPONTE TO APPROVE THE FOREGOING CONTRACTOR FOR \$115,900.00 AND REFER TO TOWN COUNCIL WITH FAVORABLE RECOMMENDATION. THE MOTION PASSED UNANIMOUSLY.

Mr. Kadeem posed question to Mr. McCarthy re: Juliet Lowe Park and splash park.

VI. ADJOURNMENT: — Hearing no further discussion in connection with the above agenda items or additional business, Mr. Petruccelli entertained a motion to adjourn. A MOTION WAS MADE BY MR. LLEWELYN AND SECONDED BY MR. CHASE TO ADJOURN THE MEETING AT 8:10 P.M. THE MOTION PASSED UNANIMOUSLY.

Carol Cabral

Carol Cabral, Secretary