

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

The Public Building and Site Commission held a regular meeting Tuesday, February 27, 2024. The meeting was held in the Council Chamber of the Newtown Municipal Center, 3 Primrose 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 (remote) and Patrick McCleary

Absent: Tom Catalina

Also Present: Purchasing Director Kerri Mubarek, Director of School Facilities John Barlow, Newtown Community Center Director Matt Ariniello, Newtown Community Center Commission Chair Kinga Walsh, C.H. Booth Library Board of Trustee member David Schill and one member of the public.

Public Participation: none.

Approval of Minutes: A. D'Angelo moved to approve the minutes of the January 23, 2024 meeting.
G. Brennan seconded. All in favor.

Hawley Elementary School: The final requisition is being reviewed; Downes will have it for the March meeting.

C.H. Booth Library

Project Update: The invitation to bid was sent to twenty three local HVAC companies. Four came to the pre bid walk through. There were good questions, the bids are due February 28th at 11am. The Hazmat inspection was complete; the old report was found. Repairs to finishes were discussed.

PCO's: none.

Next Steps: Once the bids to come in a scope review will be conducted. This will be sent to Marchetti.

Schedule: Everything is on schedule. There will be an on site scope review with bidder.

Newtown Community Center Aquatics HVAC:

Status Update: M. Ariniello stated they are waiting on final approvals from Legislative Council on appropriations. Relative to the proposal, Marchetti Consulting has done work on building issues and has been asked to provide a quote on the project; a review of the size, weight and location of the roof top unit and if the rooftop and withstand an additional 2-50 ton unit. The project will require stamped drawings. John Barlow said it is a conflict to have a contractor doing the design. He refers to have an independent engineer do the design work, come up with a scope and go out to bid. G. Brennan said there needs to be a clean set of eyes and a second opinion. Roof access can be an ad on. A. Norton stated another valuable tool is a hose bib. Marchetti will review and get us in the direction of where the unit can go. Ultimately, the design process will include a structural engineer. There was further discussion on the

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Marchetti proposal; G. Brennan asked about the Controlled Air recommendation for an additional 50 ton unit. When asked who decided on the additional tonnage on the roof, M. Ariniello replied Controlled Air. It was learned that the intent of the Marchetti proposal was to confirm the location of the proposed 50 ton unit – either a roof top or ground location. This lead to further discussion and it was decided not to accept the existing Marchetti proposal. It was decided that M. Ariniello will go back to Marchetti and request a proposal from Marchetti to review the existing conditions and make a recommendation on the best HVAC solution to resolve the issues in the pool area. Some options were discussed like dehumidification solutions but we would look to Marchetti to make a recommendation. J. Barlow said a mechanical engineer has to come in and do all the math. G. Brennan said the engineering should be done, applying the engineering once the unit is picked. Review the problem, determine the solution and engineer the equipment based on current conditions. J. Barlow said when talking about air conditioning, more is never better and it has to be sized correctly. Dehumidification units for pools are specialized units. Only a few companies make them. Oxford High School has a system that works well. P. McCleary says the project needs a peer review; G. Brennan said give Marchetti the problem and let them come up with an independent solution. M. Ariniello was directed to let Marchetti know the Town isn't moving forward with the proposal dated 2/12/24, yet, and to find out the costs associated to a review of existing conditions and receiving a recommendation on how to correct the issue. During a separate discussion on pool issues, A. D'Angelo asked if replacing the RTU will create additional stress on the building that may impact the settling of a portion of the building. G. Brennan suggested having elevations established (a benchmark); have a record to track – this will be needed for the solution. A. Adriani noted the pool deck is only rising on one side. A geotechnical engineer is needed; a soil specialist. K. Walsh would like the pool project to be part of the PBSC agenda.

Update on Facilities Study: K. Mubarek reported there were three sealed bids. A panel has been brought together; first interviews are next week. J. Barlow noted the bids are all over the place. The panel includes Fred Hurley, Ned Simpson, John Barlow and a member of the Board of Education. N. Simpson has been working on a facilities study and has a lot of data. He can continue that work with this group. He is the head of the Buildings Working Group. The data base has layers of information, multiple programs on GIS as needed in the tax offices; there needs to be a place for all of this data. This will provide the next ten year look at our buildings. State statute mandates a ten year study on school; they haven't been compliant; the study is overdue. John said the Newtown Middle School is operating on a temporary boiler and talked about a prior design build project at NMS relative to the boilers. The facility study is an important step for the PBSC when it comes time to look at projects. G. Brennan talked about the needs study. J. Barlow stated that a look at enrollment projections and space available in school facilities will be part of the study. A. Adriani spoke about a detailed inventory created by the building inventory group. The data base is very specialized with information on all areas of facilities. A. Adriani said he wants to be part of the facility study interviews.

The next regular meeting is scheduled for March 26, 2024 at the Newtown Municipal Center.

Adjournment: Having no further business the Public Building & Site Commission adjourned the regular meeting at 8:26 p.m.

Respectfully submitted,
Susan Marcinek