

TC/BOE Joint Facilities Committee
August 18, 2016
Enfield Room
6:30 pm

Meeting called to order at 6:40 pm

Roll Call: Donna Szewczak, Edward Deni, Walter Kruzel, Bryan Chodkowski
Absent: Timothy Neville and Steven Twitchell

There is a discussion that the committee would like as much detail as possible in the minutes. Whenever there is something to do with facilities, everyone is on them constantly. Someone may say that something wasn't discussed when in fact it just hasn't made it into the minutes. They will leave no rock unturned when it comes to facilities.

2 accept the passing of the minutes, none opposed, one, Donna Szewczak abstaining.

There was a request at the last meeting to have Council amend the charge of this committee. Look at not just improving the facilities that were in the SBS and Honeywell reports but to include authority to recommend whether some buildings should be included or not. TM brought the request to Council Leadership the Wednesday prior to the August meeting when they decided they would like the charge to remain the same contingent on the Energy Performance Referendum and how well it does or does not do. If it passes, they will consider changing the charge of the committee.

The committee can still look at building utilization. You can't not look at it when setting prioritization but also can't make recommendations.

The TM asked Council Leadership if the Council was to appoint one person and the Board would also appoint one person and they said yes. TM then informed Dr. Shumann at an ITPC meeting. Can be brought up at a meeting he will be attending next Wednesday by Walter Kruzel.

Have maps and spreadsheets in hand. They are what the last referendum that failed was based on. The energy performance is on the grid, but it doesn't include things like windows, roofing systems-the payback was too long so option 2 was taken. Item 13 roof replacements is on there. On the SBS report pg. 22 notes is exterior shell, then interior shell, then HVAC building end use unit heaters, install unit heater-Honeywell. That one item is included in energy performance work where the other things are not. The SBS is better to work with from a comprehensive stand point. The Honeywell items can be extracted and then the grid will tell what is in and what is out of the referendum schedule.

What is the best way to prioritize? The utilization level of a particular building? An example would be what percent of a building is being used. 100 High Street as an example as it will be vacant soon so time and energy does not need to be spent on it. Buildings with a lot of youth activity (schools and Lamagna) and then the Town's functional buildings, next customer service (if there aren't a lot of visitors from the public) could be a route to go.

Are all of the Honeywell items part of option 2 which was initially chosen? Was there any other scope to Honeywell other than the 11.2 million? There was option 1 with windows, boilers, and roofs that have been taken out. Question as to whether the report they are referencing from reflects that. Next Monday is an Energy Performance meeting, hopes that they will go over that.

The committee can be in a position to present what is "in" and what is "out" but the intent of the presentation is to address some of the general issues and comments that have come forward like "no CEO would actually do this" and what is the real value or benefit of the project. The individual that said this was addressed and told that the reason that the payback was so long was because there are things in there that are beyond your quick payback period to which he acknowledged. No harm no foul on TV is a problem.

TM can print exhibit A on the Honeywell agreement which is on our website and explains what goes on in each building, but to be aware that there are still JFK items in the study. JFK has become its own separate project so they will have to be removed-with the exception of the lighting system improvements which can be carried over regardless of any other changes in the building.

For Councilor Szewczak, she needs a value indicator for each building. She does not going to close and sell the Old Town Hall, does Councilor Deni? He says no, but he would like to close and sell 100 High Street. He would like to look at the reuse of Fermi and closing and selling Alcorn as a result. She would like to look at the Old Town Hall. He would also like to look at some of the schools like Hazardville Memorial and Enfield Street School, and see if they can be consolidated rather than spend money on the structures since the population is going down.

When the 2 schools were closed, Hazardville and Enfield Street School were running at optimum efficiency and they probably still are, thanks to all day kindergarten. We are in the process of moving over additional pre-school programs to Stowe in the next week and a half. It will be close to capacity. They were looking into putting a vestibule in there. Councilors prefer a bundle package of improvement rather than piecemeal.

Each school design type goes out to bid at the same time. Enfield Street School is up to code thanks to the sprinkler system that was put in. All the schools need roofs. The additions of gymnasiums were contracted to smaller companies and done in house saving a lot of money. Is there a benefit to providing transitional space? More reasonable to do work by floor? People tend to get lost if they are looking for a department where it has always been. If departments are going to be moved permanently, this would be a good time to move them. Work on schools, windows, roofs, vestibules, HVAC can be done in the summer. Any summer programs could be run out of Enfield High in the future to aid.

Discussion about the pools. JFK is used in the summer and Fermi is used for competitions. The Senior Center can possibly use Fermi for Pickle Ball in the winter. There will be limited use going on there. Question on where Adult Education is and was located.

Agreement that Hazardville needs to be looked at due to its age. The committee may have to visit the buildings. Page 40-7.3 million for the structure. The community expresses that the infrastructure and electric of these schools are already existing and a new school can be built for 25 million dollars. Our lot sizes are also very small. In other towns they build other structures on existing lots but our lots are too small. There was once a discussion to build a school on Abbey Road. The community says that there is nothing out in that area for the many families. Question of do we own the Wallop School? Possibly the

Historic Society. School Street belongs to the Town. Should be looked at to see what it could be used for. TM will rank Town Buildings in order of capacity of use. Floor plans are great and were used to consolidate the elementary schools. The fire departments have the floor plans. The Building Department should as well. It should be noted "what is going on in the building."

Nothing has been addressed yet. The only thing out of cycle is the Central Library because of the air conditioning. A grant for .5 million for facility improvements will be submitted. The wood shop building in Hazardville for Buildings and Grounds (the old oil company) needs the wood headers to be replaced by metal lents. Could the Buildings and Grounds buildings be consolidated? It would be good to get them out of Prospect Street. It would be nice to get an addition at DPW and have everyone in one place. If it is all priorities right through the committee's charge, it should all come out right in the end.

The Board of Education hasn't met, so there is no comment on their preference. Hazardville Elementary is believed to be full. TM is going to have DPW reach out to the schools and find out the capacity and where they are at. If there are low numbers in a class, it is for a purpose and is being fully utilized. Note that the autism program is in the building. TM will be able to get the list of buildings, but maybe not the floor plans. Steve Twitchell is good at getting money from the state so that will be his main contribution.

Recap, Energy Performance Monday, need specific list, Honeywell attachment to see what's in and what's out, a ranking of buildings by capacity of use as a percentage list and to consider the type of use in that ranking, lents for the woodshop, and reaching out to the schools to see where they are at in capacity. Mention that Bryan was not here when this started, and the library was supposed to be utilized the way that Stowe is now. People want other things at the library but everything needs to be put into perspective.

The next meeting is set for September 15.

Mention that Stowe belongs to the BOE.

Meeting adjourned at 7:22 pm