

# Joint Facilities Committee

## Thursday, January 26, 2023

### 6:00pm Virtual Via TEAMS

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#### 1. Call to Order

6:32pm

#### 2. Roll Call

**Present:** Gina Cekala, Doug Maxellon, Bethany Ouellette, Melissa Everett, ohn Unghire, and Tina LeBlanc. Also present were Donald Nunes, Fred Gerber, Sam D'Agostino. and Chris Cykley.

**Absent:** Ken Nelson, Jonathan LeBlanc, and Scott Ryder.

#### 3. Approval of Minutes – December 8, 2022

Motion to approve by Tina LeBlanc, seconded by Doug Maxellon and all were in favor. 7-0-0. Passes

#### 4. Special Guests – Fred Gerber

Donald Nunes announce that Fred Gerber will be our new Deputy Director of Operations. He signed on back on December 12, 2022, so he is in week six of his tenure here. His operation will be building and looking at heating systems and roofing.

Fred Gerber stated that he has been in school facilities for about ten years. He is a licensed plumber. He was the facilities director for the past few years where he has done carpet replacement, HVAC systems, and other upgrades. He stated that his primary focus in Enfield will be operations, school facilities including assessing them, energy usage, building envelopes, and taking over the roofing projects we have going on.

Donald Nunes stated that Fred Gerber will be taking over as the liaison for the Joint Facilities Committee and the roof referendum.

#### 5. Unfinished Business

##### A. Eli Whitney/HMS Partial Roof Replacement

Chris Cykley stated that the projects are both complete and they are just working on buttoning up some close out stuff with Tom Hibbard like the warranty. There were no

new invoices to approve. There will be one more invoice for the work that was just completed on the change order for Eli Whitney.

Donald Nunes mentioned that it was CO #009 and they got word about a week and a half ago that it was completed but they did not do the westerly side of the building. They went back but he had not received any confirmation that the half lapping up the wall to prevent leaks in the gym was completed yet.

Chris Cykley said that he would check on that.

Doug Maxellon asked about how long the retainage gets held for.

Chris Cykley responded that it would be a year.

Sam D'Agostino asked for the committee to do some housekeeping and formally reject PCO #008 and PCO #009 for Hazardville, she could not find it in the minutes from the past meeting.

Motion by Doug Maxellon, seconded by Time Neville to reject PCO #008 and PCO #009 for Hazardville Memorial. All were in favor 7-0-0.

John Unghire asked for clarification on what retainage is.

Chris Cykley stated that retainage is 7% of the total contract that is being held for one year and then it is paid or released when the one-year warranty is up. There is a 20-year warranty but the first year is where the money is held.

Donald Nunes added that that money is held as insurance that the contractor will come back to fix anything that might be wrong in the first year. If they decided not to come back, we would use the retainage to hire someone else to fix it.

## **B. Transfer Station**

Donald Nunes shared a picture slide show of the work that is going on at the Transfer Station. Bosco's Towing was able to get the new building off the trailer and placed it on the structure between the inbound and outbound scales. There are ramps and platforms that are still on order. The new scale house is heated, cooled, and has a bathroom with running water. They got the two free generators delivered. The slide gate has been installed as well as fencing around the whole property. They are actively working to get Cox up there to run cable in order to get the computers and scales going.

John Unghire asked Donald if there was a date that it would be fully operational and up and running.

Donald Nunes said that Cox gave them a lead time of two to four weeks to run the proper cabling. He said after a few months, it should be done. He said the sitework should not take long at all. The new scale and calibration will be the most difficult part of the operation.

## **6. New Business**

### **A. Roof Referendum**

Gina Cekala stated that she and Donald met with Ellen Zoppo-Sassu regarding this referendum. It has been about a year since the referendum passed. Since it passed there have been changes because another referendum for the Enfield Police Department was passed. That roof will not be done under the roof referendum, it will be done under the Public Safety Complex budget. The money from the EPD roof from the roof referendum will be allocated towards the whole Public Safety Complex. Alcorn roof will be done in 2023. Russell and Dawson was the architect selected by JFC.

Donald Nunes stated that the architect will be doing the design work now for hopefully a summer install.

Gina Cekala then stated that the Annex would come after Alcorn. It will be architecture in 2024 and bid and construction in 2025.

Tim Neville asked what would be happening with the Annex because there were lots of different ideas that were being talked about a couple of years ago.

Gina Cekala stated that the Annex was part of the town master plan and it was presented and submitted to the Town Council as a mixed-use building. She is not sure what is going on as far as inside the building goes. She did say that there may be some talk about rearranging the schools and town buildings in the future. She did not have any specifics. This is the reason the Annex was pushed out, so we can figure out what we are going to do with the building.

Bob Cressotti stated that the Annex is full right now. It is being used by the recreation department, Alternative Education, Adult Education, the Police Department, Buzz Robotics, Wrestling team, and the pool is there. They are going through and cleaning out stuff that hasn't been used in years. The heating system there needs to be improved. It is a multi-use building right now and a great town asset.

Tim Neville suggested determining whether or not we would still be having outside companies come in and lease and utilize the space. There was talk of exterior work to be done to entice people to come in. If that is not happening anymore, we should go ahead and do the roof. The roof should be delayed until the town solidifies what we are going to do with the building.

Gina Cekala stated that the Master Plan was mostly pre-covid and she thinks that the landscape of office buildings has changed.

Donald Nunes also stated that doing the Annex in 2025 gives Fred Gerber some time to see what kind of infrastructure we need up there. There are rooftop units up there that may or may not need replacing.

Gina Cekala stated that for the school roofs we have hired Silver Petrocelli. The schedule is 2024 for Parkman, 2024 for Crandall, 2025 for Enfield Street, and 2025 for Stowe. Instead of phasing the roofs like we did for Barnard we needed them to hit a specific age so they can be done all at one time. The roof needs to be 20 years old to qualify for reimbursement.

Tina LeBlanc mentioned that we should be getting a higher rate of reimbursement now that we are an Alliance District to upgrade our schools. She also talked about how the superintendent, at the BOE meeting, talked about how maxed out our schools are. There are schools that are using closet space to work out of. We as a group need to come up with a long-term plan as to how to handle the fact that our buildings are old and full. When the high school was completed, enrollment went up and they expect it to go up even more with the completion of JFK. The magnet schools seem to have lost their shine and fanciness so more kids are staying in the district.

John Unghire said at some point we will need to see how much it will cost to upgrade these school buildings versus other alternatives. He also asked if JFC has to be named building committee for these roofs.

Gina Cekala stated that the Town Manager's Office is looking into whether or not JFC needs to be named building committee for these roofs.

Tina LeBlanc suggested that if the reimbursement rate is higher than expected that this might be a way to funnel money into other roof projects.

Bethany Ouellette put out that maybe the remaining parts of say Barnard that were not done like the gym because the roof was not old enough yet, could be part of the contingency plan.

Donald Nunes shared a continuation list that was already decided that the voters voted on. It consisted of the Senior Center, Town Hall, Animal Shelter, EMS, Old Town Hall, DPW, Pearl Street, and Central Library. Henry Barnard would have to be done out of CIP.

Doug Maxellon asked if the referendum money had an end date or sunset date. The longer we wait to do these projects, the cost goes up.

Donald Nunes stated that there is no sunset or end date.

## **B. Clean Energy**

Melissa Everett asked if the town in the foreseeable future is considering adopting renewable energy as a priority. Are we going to consider higher efficiency HVAC systems like heat pumps? It was put in the Plan of Conservation and Development that we want more of this done.

Tim Neville mentioned that when they did Enfield High School they looked at all the possibilities and the costs weren't there and the methods were not matured enough. He said they did the same for JFK. He did say in his opinion that it may be premature to lock anything in for the near future.

Melissa Everett stated that if there is ever any interest she could put together some tours of other schools with it and a presentation.

Bethany Ouellette asked where the responsibility for this lies within the town. She mentioned that the last time it was brought up the town staff basically took over and explored the suggestion, which is great but is it their intention to continue or not?

Melissa Everett suggested that the committee consider a briefing with folks from other towns that have been successful with this kind of tech.

Fred Gerber added that he plans on looking into energy efficiency while he is here. He plans on doing an audit of all the HVAC systems at all the schools. He wants to establish a baseline and see what we are working with.

John Unghire asked about solar field and power being fed into schools.

Melissa Everett stated that what happened with Jarmoc Farm is that the power ended up being taken off by another town, which is not what we want.

Bob Cressotti stated that solar projects that get passed by the Siting Council by the State of Connecticut, even though the solar farm is in town, it gets farmed out. He also said as a town that we are looking into energy efficiency very seriously.

Doug Maxellon stated that with the high school and JFK it came down to money and there was not enough money in the budget to do it, so it got cut out.

Gina Cekala suggested that we look more and more at renewable energy with each project.

Melissa Everett suggested a life cycle assessment of the costs so people don't get sticker shock at the initial cost.

Doug Maxellon mentioned the fact that geothermal always seems to get pushed to the end of the project and there is never enough dollars. Going forward you need to decide to spend x amount of dollars on it and it needs to be mandated.

**7. Committee Comments**

None.

**8. Next Meeting Date**

February 23, 2023

**9. Adjournment**

Motion to adjourn by Bob Cressotti, seconded by Tim Neville at 7:42pm. All were in favor.