

TOWN OF KILLINGLY

PERMANENT BUILDING COMMISSION (PBC)
Killingly Town Hall
172 Main Street, Danielson, CT 06239

REGULAR MEETING MINUTES

Wednesday May 1, 2019, 7:00 p.m.

1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:00 p.m.

Members Present: Stewart Rivers, Daniel Toth, Thomas Weaver, Kyle Zadora, Marcel Lussier. **Also Present:** Community Development Administrator Mary Bromm, Board of Education Liaison John Burns, BOE Maintenance Supervisor Mike Vassar & Town Council Liaison David Griffiths

2. Citizens Participation:

Ed Grandelski, 877 Upper Maple Street, Dayville asked about the status of the KMS and KCS ADA projects and also wanted to know if the projects involved hazardous materials and, if so, how the abatement of those materials would be handled.

The projects have been contracted and both contractors have been submitting material submittals for approval. Work is scheduled to start when school ends in June. There is asbestos abatement is required and will be completed once school is out. No persons will be in the building during the abatement process.

David Griffiths, 30 Griffiths Road, Danielson asked on the status of the KMS Window Replacement Project and if some students would be moved to classrooms at the Westfield Avenue site in the fall if the project has not been fully completed.

The window project has been contracted and window measurements were completed over the April vacation. Material submittals are on-going and some materials have been ordered. The contractor is unsure how far he will get on the project during the summer months. If required, some students may start the next school year at Westfield Avenue; however, all abatement will be completed during the summer.

John Sarantopoulos, 37 Tunk City Road, Danielson spoke about the process of how the PBC is directed by the Town Council and needs to get adequate information from the Town Council to do their work. Mr. Sarantopoulos also inquired on the modular classroom removal project (5a) on the agenda.

3. Adoption of Minutes:

- a. April 3, 2019:

MOTION #1 (05/01/19): made by Mr. Zadora **SECONDED** BY Mr. Toth that the Permanent Building Commission approves Meeting Minutes of April 3, 2019 as presented
VOICE VOTE: UNANIMOUS; MOTION CARRIED

4. Unfinished Business:

- a. **Killingly Central School Oil Tank Removal Project:**

The project has been put out-to-bid. Bids will be publicly opened at 2:00 p.m. on Tuesday, May 14, 2019. Ms. Bromm expects to schedule a special PBC meeting later in May to allow Commission members to review the bids and recommend a contractor for project award. With a potential 10 – 12 week lead time for the new tank, the work will most likely be completed in August 2019.

b. Killingly Memorial School Window Replacement Project:

A price for the laminated glass has still not been received. The contractor completed his measuring for windows over the April vacation and has been submitting his material submittals for approval. The potential change order for laminated glass will most likely be on a special agenda later in the month.

5. New Business:**a. KMS Conceptual Plans**

The Town Council referred this project to the PBC – complete conceptual plans for removing the two sets of modular classrooms and construct a new wing to house the library, classrooms and additional bathrooms. Ms. Bromm provided a draft RFP for comments and direction. Mr. Zadora asked that 'conceptual plans' be added to the last sentence under project description on the RFP. The project will need to go back to the Town Council before the Commission hires an architect/engineer for funding.

MOTION #2 (05/01/19): made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission seek proposals for architectural/engineering firms to complete conceptual plans for the KMS Project

VOICE VOTE: Toth, Rivers, Zadora in favor; Lussier opposed

MOTION CARRIED

b. KHS Study for Public Water and Natural Gas:

The Town Council referred this project to the PBC – complete a study to determine how to get natural gas and public water to the Killingly High School with cost estimates. The project will go back to the Town Council for funding before the Commission can hire an engineering firm to complete the study.

MOTION #3 (05/01/19): made by Mr. Toth SECONDED BY Mr. Zadora that the Permanent Building Commission authorize the preparation of an RFP for Engineering Services to Study Bringing Public Water and Natural Gas to the Killingly High School

VOICE VOTE: UNANIMOUS

MOTION CARRIED

6. Other: None**7. Correspondence: None****8. Council Member Reports:**

David Griffiths, Town Council Liaison - Alternate, asked Mr. Burns what was the square footage of the existing modular classrooms and why the Board of Education would not use the vacant rooms at the Westfield Avenue building instead of possibly building a new wing on KMS? Mr. Burns will check on the square footage of the modulares and explained that the facilities at Westfield Avenue are not equipped for elementary students. Considerable modifications would be required.

9. Adjournment:

MOTION #4 (04/03/19): made by Mr. Toth SECONDED BY Mr. Zadora that the Permanent Building Commission adjourns the meeting at 7:47 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

Respectfully submitted,
Mary Bromm, PBC Liaison