

TOWN OF KILLINGLY
PERMANENT BUILDING COMMISSION (PBC)
SPECIAL MEETING MINUTES
Killingly Town Hall – Town Meeting Room 2nd Floor
172 Main Street
Danielson, CT 06239
Thursday, October 20, 2016, 7:00 p.m.

1. Call of the Meeting and Roll Call: Chairperson Thomas Weaver called the meeting to order at 7:02 p.m.

Members Present: John Navarro, Thomas Weaver, and Kyle Zadora. **Alternate Members Present:** Mark Dumas, Daniel Toth. **Also Present:** Community Development Administrator Mary Bromm, Board of Education Member John Burns and BOE Facilities and Maintenance Director Paul Mailhot

Members Absent: Marcel Lussier, Stewart Rivers (with notification)

Mr. Dumas and Mr. Toth were seated as voting members.

2. Citizens Participation: None
3. Adoption of Minutes: None
4. Unfinished Business:

Mary Bromm noted the Commission must forward the projects and budget to Town Council for approval and preparation for scheduling a referendum vote. It was noted, a Clerk of the Works or General Construction Manager should be hired to oversee this project. Costs for that service will be researched for the November meeting.

ROOF REPLACEMENT & COSTS: David Stein, Silver Petrucelli & Associates, reviewed and submitted the opinion of probable construction costs for the KMS Roof Replacement Project, KMS Window Replacement Project, KCS Roof Replacement Project, and Goodyear School Partial Roof Replacement Project

SOLAR POTENTIAL: Mr. Stein explained specifics of the engineering structure needed to support and facilitate a photovoltaic system as well as installation and penetration details. From a cost perspective, ownership and power purchase agreements were also discussed. There was a cost analysis discussion on the rate of return on investment or lack thereof, as well as how manufacturers' warranties fit into the overall investment strategy. It was noted, many schools install solar systems as an environmental consideration versus actual cost-saving initiatives. There was general consensus that a solar system is not a favorable long-term investment.

MOTION #1 (10/20/16): made by Mr. Zadora SECONDED BY Mr. Toth that the Permanent Building Commission approves the following roofing system for the KMS Roof Replacement Project, KCS Roof Replacement Project, and Goodyear Early Childhood Center Roofing Project:

- 2 ply, hot applied modified bituminous roofing

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

WINDOW REPLACEMENT: David Stein, Silver Petrucelli & Associates, reviewed and submitted the opinion of probable construction costs. The cost and resolution language is to be reviewed in full at the November meeting.

MOTION #2 (10/20/16): made by Mr. Toth SECONDED BY Mr. Navarro that the Permanent Building Commission approves the following windows for the KMS Window Replacement Project:

- thermally broken aluminum storefront windows and insulated window/wall panels for existing block windows in the gym

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

5. New Business: None
6. Other: None
7. Correspondence: None
8. Council Member Reports: None
9. Adjournment:

MOTION #3 (10/20/16): made by Mr. Navarro SECONDED BY Mr. Toth that the Permanent Building Commission adjourns the meeting at 8:10 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

Respectfully submitted,
Sherry Pollard
Recording Secretary