

TOWN & SCHOOL BUILDING COMMITTEE MINUTES

Thursday, January 17, 2019

Town Hall Meeting Room – 7 pm

1. **CALL TO ORDER** - A meeting of the East Granby Town & School Building Committee was held on January 17, 2019 at the Town Hall Meeting Room. Temporary Chair, Jim Hayden called the meeting to order at 7:01pm. In attendance were Jim Hayden, Bob Ravens-Seeger, Tim Butler, Jim Velleman, and John Ziobro. Absent were Rick Granger, and Mark Porter. Roger LaFleur from PMResources LLC was also in attendance.
2. **PUBLIC COMMENT** - None
3. **CORRESPONDENCE** - None
4. **MINUTES** - J Ziobro made a motion to accept the December 18, 2018 minutes as presented. Seconded by B Ravens-Seeger. **Motion Approved Unanimously.**
5. **NEW BUSINESS**
 - a. **Bonding Update**

J Hayden stated that since the meetings for this Committee have not been posted with the Town Clerk, this meeting will be noted as a “special meeting.” He will submit a schedule of meetings to be held at 7:00pm to the Town Clerk.

J Hayden provided a document to the Committee showing new timeline and cost revisions based on the correction of an error in the calculation of the square foot area for the Middle/High School roof. The actual square foot area is larger than the estimated area which was used for the cost and timeline projections.

R LaFleur stated that when embarking on a project like this, he asks for reports about the buildings which could be useful tools to begin his assessments of the project. The report he received for the Middle/High School was from 2012 and showed the roof to be 76,300 sf., a number which continued to be used in subsequent reports. Preliminary timeline and cost numbers were based on that number. As part of the contracts awarded in November 2019, design professionals made field measurements of all school roofs. Mr. LaFleur was notified by the design professionals that the actual size of the roof was approximately 107,000 sf. The lesser number may have been a software calculation error in the 2012 report. A roofing contractor was contacted to review the estimated larger roof size as well as to assess the overall condition of the roof, including core samples. They reported back to R LaFleur that the roof has sections, including the gym roof, which are in good condition and have more than 10 years of a 30-year life left. Town Maintenance Supervisor Dave Wing confirmed that there are no leaks in the gym area. Therefore, Mr. LaFleur recommended that those sections be

subtracted from the project leaving 97,707 sf to be replaced. The increase in square foot area caused an increase in the original budget estimate.

T Butler asked if the recalculation means the Bonding Committee would need to revisit its report. J Hayden stated that in lieu of that, he would revise the report and inform the Building Committee.

J Ziobro asked why the roof cost for the Town buildings increased by a few thousand dollars. J Hayden and R LaFleur responded that it was a calculation error involving the removal of solar panels.

J Ziobro asked if there were final bonding numbers. J Hayden stated that, at this time, the total project number for buildings, roads, Allgrove air conditioning and electrical service upgrade is approximately \$11.5 million. Adding in the bond issuance costs and applicable interest, the project appropriation would be rounded to \$12.2 million. It is anticipated that the bond would be for \$9,951,000. Bond Anticipation notes (BANS), which are “interest only” temporary borrowing would be used in the first two years of the project. BANS are traditionally used until a major part of the project is completed. A 15-year Bond would then be issued in year three of the project. The projected interest/principle payments for the bonding are being worked on by the Town’s bond consultant and could be approximately \$1.0 million annually during the early years of the bond.

T Butler asked if there has been any feedback from the Board of Finance (BOF) about the projected \$1 million in debt service. J Hayden stated that, at their last meeting, there was a discussion of a 5-year model and its impact on the mill rate. The BOF will meet on January 24, 2019 to consider and act upon the bonding proposal.

b. Town Meeting and Referendum

J Hayden stated that the Town Meeting it is anticipated that the BOS would call a Town Meeting for January 31, 2019 at 7:30 pm at the Community Center. He also anticipates that a “machine ballot referendum would be scheduled for February 13, 2019.

6. OLD BUSINESS

a. Select Committee Chair

T Butler made a motion to name J Hayden as the Chairman of the Committee. Seconded by J Ziobro. **Motion Approved:** B Ravens-Seger, T Butler, J Velleman, and J Ziobro were in favor. J Hayden abstained.

b. Consultant Report and Project Update

R LaFleur stated that the architects have evaluated and assessed both school roofs. Allgrove is a not going to present any problems and will be a straight forward part of the project. He has already addressed the Middle/High School roofing project scope with the exception of discussing how to handle the large rooftop HVAC units. They would be require a crane to lift them, put in the insulation, and then lower them back into place. There is a great possibility that due to their age and size, they could be damaged in this effort.

His recommendation is to seek a modification to the code requirement concerning insulation in those areas so the units could stay in place. At such time as any unit needs replacing and does not fit the existing footprint, a new footprint would be created and insulated. T Butler asked if there was any worry that water or condensation might pool around the units causing leaks. R LaFleur stated that typically the design would drain water away from the units; but he would explore that question with the architects and have an answer next meeting. At this time, R LaFleur has not received a report about the municipal buildings.

c. Project Timeline

R LaFleur stated that he wanted to revise the overall timeline and send J Hayden a report next week.

d. Next Meeting Date

J Hayden set the next meeting date to be February 7, 2019, at 7:00pm, at the discretion of the Chair if there is not enough data ready to be reviewed and worked on by the committee.

7. PUBLIC COMMENT - None

8. ADJOURN – J Ziobro made a motion to adjourn at 7:34 pm. Seconded by B Ravens-Seger. Motion Approved Unanimously.

Respectfully submitted,
Barbara A. Marsele
Committee Clerk