

TOWN OF NEWINGTON
TOWN HALL HEATING SYSTEM REPLACEMENT
BUILDING COMMITTEE

MINUTES

September 25, 2008

TOWN HALL CONFERENCE ROOM 2

- I. Call to Order – Chairperson Bottalico called the meeting to order at 4:13 pm.
- II. Roll Call – Members present: Jay Bottalico, Tom Bowen, and Dan Carson. Others present: John Salomone, Town Manager; Robert Korpak, Director of Facilities Management; Jeff Baron, Dir. of Administrative Services.
- III. Public Participation - None
- IV. Boiler Project Progress Review – A project schedule was presented by Mr. Korpak. Demolition is complete and installation of the first boiler is well under way. Boiler number one will be started on or before October 15th. Installation of both boilers is scheduled to be completed by November 5th. The Contractor is currently testing for leaks between the boiler sections of boiler number one. All materials are on site except for the make up air unit. The project remains within budget as there have not been any requests for change orders.
- V. Discuss Phase II of the Boiler Replacement Project – Mr. Korpak recommended that the remaining funds be used to refurbish a portion of the lower level of the Town Hall, rather than continuing on with heating system renovation at this time. There is about 6,00 square feet in the former Police Department area that could be refurbished generically, so that it could be used as swing space for future renovations. If a portion of this space was renovated and turned over to the Board of Education, that portion would be eligible for partial reimbursement from the State. Mr. Korpak recommended staying with the steam heating system units in place for now, and converting individual sections of the building to hot water heating as part of the renovation work for each section. This would be more cost effective than installing new unit ventilators now for the steam system that would have to be replaced with hot water units during later

renovations. Renovations to the Town Hall are outside the charge of this committee and would require the Town Council to establish a new Project Building Committee. Mr. Korpak will contact Kaestle Boos Associates, the consultant used for the Town Hall Building Study and also for the heating system replacement design, for a fee proposal to assist with the planning efforts for a phased renovation of Town Hall.

- VI. Any Other Business Pertinent to the Committee – The Committee members were invited to view the progress of the work with Mr. Korpak following the conclusion of the meeting.
- VII. Public Participation – None.
- VIII. Adjournment – the meeting adjourned at 5:00 pm.

Respectfully submitted,

Jeff Baron

Jeff Baron
Dir. of Administrative Services