

# **Town of Thompson Building Committee**

## **Special Meeting Minutes Thursday, December 9, 2021**

**I. Call to Order** Chairman John Rice called the meeting to order at 6:04 pm.

**II. Roll Call**

In attendance:	Absent:
John Rice	Jon Hoenig
Brian Santos	Paul Provost
Justin Yong	Frank Langlois
David Poplawski	
Bill Witkowski	

Also in attendance: Melinda Smith, Bill Birch, Steve Lewis, Consultant, via zoom: Amy St. Onge, Linda Jarmolowicz, Kathleen Herbert, Jay Viamari from Tighe & Bond

**III. Approval of Minutes**

**Motion** by William Witkowski, seconded by Dave Poplawski, to approve the minutes of the November 10, 2021 meeting minutes as presented.

**Motion – Passes. Unanimous.**

**IV. Approval of Invoices**

None.

Note – Change of name on file for billing with Tighe & Bond from the previous selectman to Amy St. Onge.

**V. Approve invoices received after agenda posted**

None.

**VI. Review of Financial Summary of Current Project**

The Committee reviewed a financial statement from the Town Finance Director dated December 7, 2021. The town Finance Director will be invited to all Building Committee meetings moving forward.

**VII. Correspondence**

None.

**VIII. Bill Birch Report/Update**

Bill Birch reported that a walkthrough of the roof was completed to finish the punch list. There have been little to no leaks in the new roof during the last rainstorms. However, not all the site work has been addressed, may not be addressed until the spring.

Jay Viamari stated that the manufacturer from Imperial has not been on site since the mid-project but is tentatively scheduled for the 21st. Small areas need to be addressed. Mr. Viamari spoke to

Imperial last week, and they said they could issue a warranty. He also stated that change order negotiation was sent with requested changes. Heather from Imperial came back with revised numbers. He still needs to discuss this and get clarification. Discussion was held.

David Poplawski asked if a two-year warranty schedule can be created to show when Bill inspects the roof, and the Committee can maintain the schedule to keep the warranty on track.

**IX. Bill Witkowski/Sub-Committee Update – Track**

On November 15, 2021, the National Water Main Cleaning Company (NWMCC) performed CCTV video inspections of drainage lines beneath the track and athletic field at the Thompson Public Schools complex. The video inspections indicate that the drain lines consist of Reinforced Concrete Pipe (RCP) or Asbestos Concrete (AC) Pipe of varying sizes, as noted. Based on Tighe & Bond's review of the video inspection footage collected, the drainage pipe appears to be in good condition, with no significant deficiencies or blockages noted.

**Motion** Brian Santos, seconded by Justin Yong, approved that the subcommittee develops the construction documents for the track.

**Motion – Passes. Unanimous.**

**X. Brian Santos/Sub-Committee Update – Salt Shed**

Amy St. Onge sent preliminary site plans to the Committee, completed by Janet Blanchette. Ms. St. Onge stated that the public safety building would be more toward Buckley Hill Road, and the salt storage will be near the back left side of the property. Note that there may be two portions of properties that will need to be purchased for setbacks and drainage (86 and 88 Buckley Hill Road). The owners of the two properties have been reached out to; however, Amy has not heard back from them yet. Discussion was held.

The sub-committee will be involved in moving forward with salt shed planning. A kick-off meeting will be scheduled with the sub-committee and Amy St. Onge and Rich Benoit.

**XI. H.V.A.C. Study Report – Brian Santos/Justin Yong**

Justin Yong stated that the Committee went through the sample sent out, and Brian Santos made some draft changes to the Request for Proposal for the HVAC study. Some changes also need to be made to the study from Bill Birch. Discussion was held.

**XII. Other businesses deemed pertinent to the Committee**

Brian Santos provided to the Committee a Thompson School Power Current Utilization and Solar Evaluation spreadsheet. The Committee reviewed the spreadsheet.

Brian Santos and John Rice will make an appointment with CT Green Bank to walk the grounds (wetlands) to make sure the setting for solar is going to be buildable.

**XIII. Adjournment**

**Motion** by Justin Yong, seconded by Bill Witkowski, to adjourn the meeting at 6:53 pm.

**Motion – Passes. Unanimous.**

Minutes provided by: Danielle M. Pederson, Recording Secretary