

**Regular Meeting Minutes  
CAPITAL PROJECT BUILDING COMMITTEE  
Room 302 - Plainville Municipal Center**

**Committee:** Capital Projects Building Committee

**Date:** August 22, 2016

**Time:** 6:00 pm

**CPBC Attendees:** Tom Arcari, Mark Belanger, Tom Lozaw, Richard Negro, Ken Restelli, Jim Tufts

**Absent:** Steve Martino

**Also Present:** Town Manager: Robert Lee, Town of Plainville: Scott Colby, Superintendent: Dr. Maureen Brummett, Facilities Director: Steve Busel, Custodial Manager: Scott Martin, Kaestle Boos Associates: Jennifer Mangiagli, Town Council Representative: Danny Carrier, ECG Consultant: Edward Hoyt, ECG Director of Project Development: Aldo Mazzaferro

**Early Departure:** Robert Lee, Dan Carrier, Scott Colby 6:45 pm, Ed Hoyt, Aldo Mazzaferro 7:00 pm

**Call to Order:**

The meeting was called to order at 6:00 PM by Chairman Mark Belanger.

**Approval of Minutes:**

**RICHARD NEGRO MADE A MOTION TO APPROVE THE MINUTES FROM THE MEETING THAT WAS HELD ON JUNE 27, 2016. TOM ARCARI SECONDED THE MOTION. THE MOTION PASSED WITH 5 YES VOTES AND 1 ABSTENTION (MR. TUFTS ABSTAINED FROM VOTING). THE MOTION CARRIED.**

**Chairman Belanger moved Item 4 on the agenda, Review of Preliminary Energy Assessment prepared by ECG Engineering Firm to Item 3. He asked Edward Hoyt, Consultant for ECG to introduce Aldo Mazzaferro, Director of Project Development for ECG.**

Mr. Hoyt explained that after working with ECG and understanding what they did as energy contractors, he had a conversation with Robert Lee that it might be of value to bring the company on board with some opportunity for savings on the school projects. Ultimately, ECG would like the committee to recommend to the Plainville Town Council that they allow ECG to do a Feasibility study that could determine potential savings for the proposed projects at the Middle School, Wheeler and High School parking lot. The Feasibility Study will have no cost to the Town connected with it. Discussion continued.

Mr. Mazzaferro explained to the committee that ECG Engineering is a specialist in Energy Savings performance Contract (ESPC) Technical Consulting, evaluation and design. They have over 100 ongoing projects in New York, Connecticut and Pennsylvania and all projects have met or exceeded guaranteed energy savings. They have local clients in Thomaston, Cheshire, Southington, Waterbury, Gilford and Shelton. An Energy Savings Performance Contract is a partnership between a Municipal Agent and an Energy Services Company that makes needed building improvement now to be paid for in the future with guaranteed energy savings. There are no out of pocket costs and no risk. Mr. Mazzaferro reviewed the Energy Performance Contract and its benefits:

- Time and Cost effective approach to Facility Upgrades
- Leverage future energy savings to fund Facility Upgrades
- Guaranteed energy savings reduces financial and performance risk
- Turnkey, one-stop-shop approach = single point of accountability
- Frees up Capital Budget Dollars for allocation to other needs
- Does not require a tax increase

He then reviewed what the next steps would be to get started:

- Plainville would need to authorize ECG to issue an RFP to Energy Services Companies
- Approximately 2-3 months after RFP Kick off, ECG and winning ESCO will present preliminary scope of work to the Capital Projects Building Committee.
- These steps require no obligation and no cost to the Town of Plainville.

Discussion continued.

**RICHARD NEGRO MADE A MOTION TO RECOMMEND TO THE TOWN COUNCIL THAT THEY MOVE FORWARD WITH THE FEASIBILITY STUDY FROM ECG ENGINEERING SERVICES AT NO COST TO THE TOWN OF PLAINVILLE. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**Approval to record the following motions for the record – August 9 2016**

**RICHARD NEGRO MADE A MOTION TO APPROVE COR #1 INSTALLATION OF NEW PARKING AREA AND CURBING IN THE SUM OF \$14,250.00. TOM ARCARI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**RICHARD NEGRO MADE A MOTION TO APPROVE COR #2 REMOVAL AND DISPOSAL OF CT REGULATED PCB WASTE IN THE SUM OF \$136,849.44. TOM ARCARI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**RICHARD NEGRO MADE A MOTION TO APPROVE TASK ORDER ASSIGNMENT NO. 4 'MEETING AND PREPERATION OF SITE DRAWING' IN THE SUM OF \$2,000. TOM ARCARI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**The following invoices were approved per contract:**

<b>Eagle Environmental, Inc.</b>	<b>Invoice #13881</b>	<b>\$6,293.88</b>
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Eagle Environmental, Inc.	Invoice #13882	\$4,650.00
Eagle Environmental, Inc.	Invoice #13894	\$1,886.26
Eagle Environmental, Inc.	Invoice #13952	\$13,270.00
Eagle Environmental, Inc.	Invoice #13953	\$4,605.60

**TOM ARCARI MADE A MOTION TO APPROVE THE ABOVE INVOICES PER CONTRACT. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED 5 YES VOTES, 1 ABSTENTION. MR. NEGRO ABSTAINED FROM VOTING. THE MOTION CARRIED.**

**Other:**

Jennifer Mangiagli from KBA gave an update on the Linden Project. She gave a schedule to the committee and explained that the project is about 2 weeks behind. They found additional PCB's which needed to be removed that delayed the project. Please see attached schedule which was prepared by Manafort. Discussion continued.

**Adjournment:**

**RICHARD NEGRO MADE A MOTION TO ADJOURN THE MEETING. TOM ARCARI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.** The meeting was adjourned at 7:10 pm.

Respectfully Submitted,

*TINA Gryguc*

Tina Gryguc  
Recording Secretary

**MOTIONS MADE AT THE  
CAPITAL PROJECTS BUILDING COMMITTEE MEETING  
AUGUST 22, 2016**

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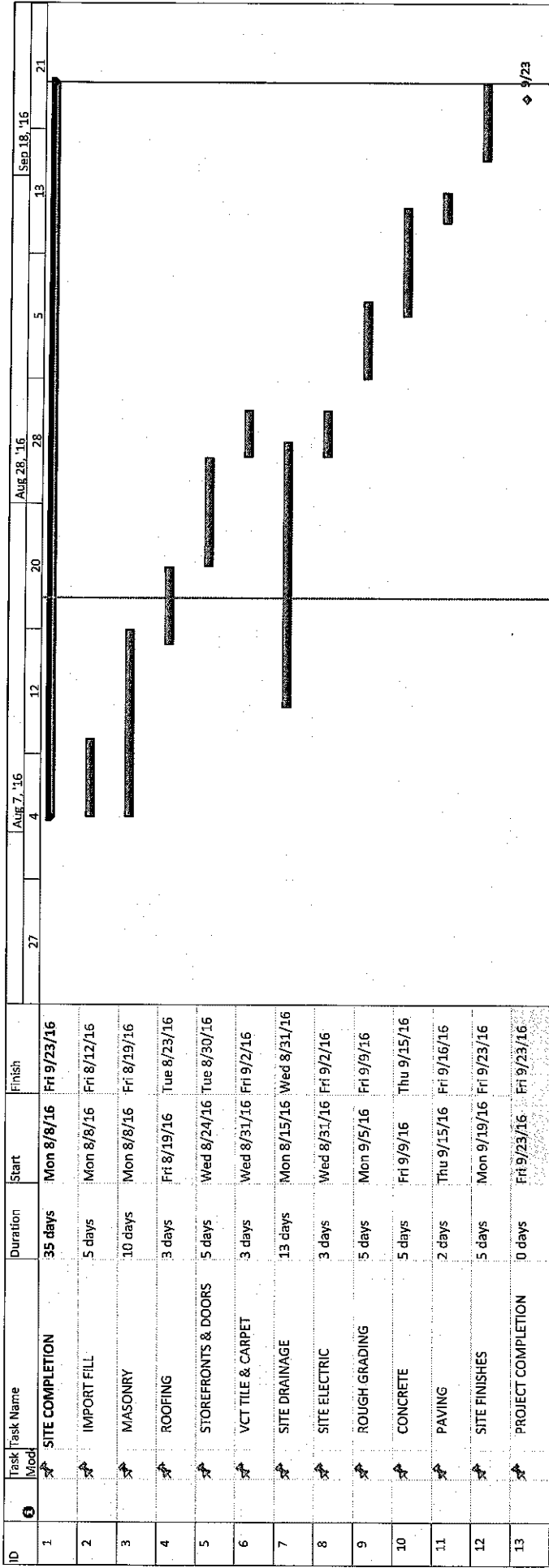
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Project: Completion Schedule 8.11 Date: Mon 8/22/16	Task	Project Summary	Inactive Milestone	Manual Summary Rollup	Deadline
	Split	External Tasks	Inactive Summary	Manual Summary	Progress
	Milestone	External Milestone	Manual Task	Start-only	
	Summary	Inactive Task	Duration-only	Finish-only	