

**ECKERSLEY HALL BUILDING COMMITTEE  
MONDAY, JULY 23, 2012  
POLICE DEPARTMENT COMMUNITY ROOM  
6:00 PM**

**Members Present:** Phil Pessina, Trevor Davis, Augie DeFrance, Ed Dypa, Ryan Kennedy, Annabelle Malone, Larry Riley, Bill Wasch  
**Members Absent:** Ron Klattenberg, Ed Monarca  
**Others Present:** Beth Lapin, Ron Organek, Jim Salemi (Middletown Press), Shawn Beals (Hartford Courant), Bill Russo (Dept Public Works)  
**Guests:** John Ireland (SP+A), Brian Shakum (ModSpace), David Roscoe, (ModSpace)

**1.0 OPEN MEETING**

Vice-chair Pessina opened the Eckersley Hall Building Committee meeting at 6:00 PM at the Police Department Community Room.

**2.0 APPROVAL OF MINUTES**

Vice-chair Pessina asked for approval of the July 9, 2012 minutes. Trevor Davis made the motion to accept, seconded by Augie DeFrance. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT**

**FINANCIAL STATEMENT**

There were none at this time.

**BUDGET ITEMS**

There were none at this time.

**4.0 PUBLIC COMMENTS**

There were none at this time.

**5.0 OLD BUSINESS**

**SUNPORT SOLAR LIGHTING**

Augie DeFrance made a motion, which Ed Dypa seconded to not pursue installation of roof prisms with SunPort Solar lighting. The vote was unanimous.

**LEED CERTIFICATION REQUIRMENTS:**

A vote on LEED certification was tabled until the next meeting, although an informal discussion covered questions the committee had. John Ireland summarized that their original proposal included a LEED-like design. In order to upgrade to actually meet certification requirements, he anticipates an extra \$75,000 in construction costs. To then continue through with paperwork and commissioning will be an additional \$44,500. Committee members were leaning toward adding the LEED certification to the bond because it was the right thing to do and would serve as an example to businesses and others in the city.

**6.0 NEW BUSINESS**

## P& Z and DESIGN REVIEW MEETING: JULY 11

Design Review committee suggested brownstone for the retaining wall, which Jan Cunningham seemed to support; John Ireland will confirm this with her prior to the next meeting. As P & Z was an amendment to the original application and the new proposal excluded the elevator addition, they approved with no issue.

## CITIZEN'S BANK ROAD RACE, July 18

Volunteers Phil Pessina, Ed Dypa, Ryan Kennedy, and Bill Wasch participated. The committee hoped Citizen's Bank would make a contribution again this year.

## REVISED TIMELINE

This was not discussed except to note that the Common Council review of the bond will be deferred until September.

## VETERANS MUSEUM BUILDING RELOCATION: MODSPACE REPORT

Brian Shakum and David Roscoe from ModSpace presented a proposal for a three-section building, 36 x 60 feet, for the Veterans Museum at Veteran's Park. They would provide all drawings, construct a below grade foundation, manufacture buildings, and ship them to site; other structural items will be completed on site for a cost of \$332,523. Modular provides a quicker time frame (half the time). Electric, water, sewer, and gas to building is the city's responsibility, although it includes ModSpace hooking up. Bill Russo reported the water department would bring in water, the city would trench all necessary for bringing in electricity (estimate \$3-5K for CL&P). This proposal included electric heat; current gaslines are somewhat distant, although propane/natural gas could be added. This floor plan, although slightly smaller than the current building, would have a more efficient use of space (no interior columns) and could be enlarged over time.

Brian noted there were back out options on this quoted price, but time did not allow specific details. He indicated it was cheaper to start new than to move and bring current building up to code, although he couldn't provide a price for the latter because it would require more detailed site examination.

Additional questions to consider: does the price include prevailing wage; what are demolition costs for current building (including footings, hazmat, utilities); will the city own or lease the new building; who will get building permit.

## SHPO TAX CREDIT APPLICATION: UPDATE

In addition to the retaining wall addressed by Preserve Design committee, John Ireland requested comments related to the other SHPO issues. He described his understanding of the requests and the committee's desires as follows: (1) a hip roof for the awning over front door, to be more in keeping with the period; (2) removal of awning supports; (3) disconnecting the pergola terrace from the building, (4) designing a lobby that looks less futuristic, contains more wood (possibly using bookcases, display cases or shelves displaced in changes in some of the classrooms), is less institutional, and is more inviting; and (5) reworking of staircase to see how that fits in. Committee members supported these ideas.

#### SHPO HISTORIC RESTORATION GRANT

Beth reported that she was trying to arrange a meeting for Ron K. with Laura Mancuso from SHPO to look particularly at the ramp and associated costs (including drainage, driveway, etc) as a possible project for this grant. John Ireland felt that separate bidding and timing would be possible.

#### CT HISTORIC PRESERVATION GRANT

Cupola restoration might fit well into this grant. John Ireland will gather additional information about the previous configuration of the cupola from Jan. Beth will gather more details about the grant.

#### BOND ORDINANCE: UPATE

This was not discussed.

#### **7.0 OTHER BUSINESS**

There was no other business.

#### **8.0 ADJURNMENT**

Vice-chair Pessina asked for a motion to adjourn. Made by Augie DeFrance and seconded by Annabelle Malone, the vote was unanimous and the meeting adjourned at 6:27 PM.