

PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting - Wednesday, December 6, 2017 - 7:00 P.M.
Town Hall, 84 South Main Street - Council Chambers

Members Present: Mr. Mark Nash
Mr. Jim McKenney
Mr. Vincent Robitaille
Mr. Richard Clavet
Mr. Steven Durkee
Mr. Phillip Bowman
Mr. Richard Levy
Mr. David Arai

Members Absent: Mr. Art Crooker

Additional Present: Mr. George Noewatne, Director of Public Works
Ryan Haley, Silver/Petrucci Associates

I. PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

II. ROLL CALL

Mr. Nash called the meeting to order at 7:00 p.m. Roll was called and a quorum determined.

III. PUBLIC ADDRESS

There was no one from the public who wished to address the Commission.

IV. GENERAL CORRESPONDENCE

There was no general correspondence.

V. APPROVAL OF MINUTES - November 1, 2017

MOTION by Mr. McKenney to approve the minutes of the November 1, 2017 meeting.

SECONDED by Mr. Levy and passed unanimously by all those present and voting.

VI. MONTHLY FINANCIAL STATUS

Commission members reviewed the monthly financial status report of open Town projects.

VII. CONSENT CALENDAR

MOTION by Mr. McKenney to approve the Consent Calendar.

SECONDED by Mr. Levy and passed unanimously by all those present and voting.

VIII. OLD BUSINESS

1. EXHIBIT A: Town of Cheshire Charter/PBC Ordinance revision update

Mr. Noewatne stated the Town Council has passed the Charter revisions and now would be a good time to move forward with any proposed PBC ordinance revisions. Mr. Robitaille stated the subcommittee on this project expects to send out proposed changes in verbiage soon.

2. PROJECTS

A. Districtwide Lavatory Improvements

Mr. Clavet stated the bidders for this project have been vetted by Silver/Petrucci Associates. Ryan Haley from Silver/Petrucci Associates stated based on their due diligence, Silver/Petrucci would recommend Diversity Construction, Millennium Builders or Acore Builders for this project. Mr. Levy asked what source of information Silver/Petrucci used to make this recommendation. Mr. Haley stated the bidders submitted examples of relevant work history. Mr. Arai asked if the bidders submitted a list of subcontractors. Mr. Haley stated the bidders submitted a list of proposed subcontractors. There was a brief discussion about the recommendations made by Silver/Petrucci.

Mr. McKenney stated the PBC previously noted on the record they were not happy with the quality of work by Diversity Construction.

MOTION by Mr. McKenney to move into Executive Session at the end of the agenda.

SECONDED by Mr. Clavet and passed unanimously by all those present and voting.

B. Utility Tunnel Improvements

In Mr. Crooker's absence, Mr. Clavet stated the inspection report made recommendations regarding the standard degradation of pipe insulation and two small pipe leaks (one sanitary, one supply). The materials have been ordered and the initial course of action will be on Election Day with follow up work to be done over the December holiday break. Otherwise, the tunnels will continue to be monitored and tested.

C. CHS Interior Code Compliance

MOTION by Mr. Clavet for the PBC to recommend the Town Council move this project to RFP.

SECONDED by Mr. Bowman and passed unanimously by all those present and voting.

D. CHS Exterior Storage Building

Mr. Noewatne stated no additional funds were approved for this project in the capital budget. The current budget for this project is \$257,500. Mr. McKenney stated the subcommittee is waiting for this project to be approved by the Town Council. Mr. McKenney stated he did not feel the subcommittee was

given a clear direction for this project and would like to hear from the Board of Education. A subcommittee meeting was scheduled for December 15, 2017 at 8:00 a.m. at Mr. Clavet's office.

E. Emergency Shelter Generators
Mr. Noewatne reviewed the close-out report for this project.

F. School Generator Hook-ups
Mr. Durkee stated the Town Council approved this project to go out to bid. The bid will be due late December with a walkthrough over February break and proposals due before the March meeting.

G. Doolittle Cafeteria Renovation

MOTION by Mr. McKenney for the PBC to recommend for the Town Council to award the contract for this project to Wojas Arch in the amount \$30,500.

SECONDED by Mr. Bowman and passed unanimously by all those present and voting.

H. CHS Concession Stand
Mr. Clavet stated there are two punch list items remaining. There was a brief discussion about options for completing the punch list items.

I. Districtwide Roofs
Mr. Clavet stated this project is ongoing with spot repairs as needed.

3. OTHER OLD BUSINESS OF THE PBC
None.

IX. NEW BUSINESS

1. Project Management options
Mr. Noewatne stated he is in the process of contacting local colleges for construction students or professors who might be interested in managing PBC projects.

2. Projects approved from current capital budget
There was a brief discussion.

3. Other new business of the PBC
Mr. Nash stated he and Mr. Noewatne met with Ramona Burkey to discuss the proposed work to be done at the Cheshire Public Library. There was a brief discussion.

X. EXECUTIVE SESSION

MOTION at 7:54 p.m. by Mr. McKenney for the PBC to go into Executive Session to discuss the bid proposals for the Norton Lavatories renovations and invite Mr. Noewatne to join that discussion.

SECONDED by Mr. Bowman and passed unanimously by all those present and voting.

MOTION at 8:10 p.m. by Mr. McKenney to return from Executive Session.

SECONDED by Mr. Bowman and passed unanimously by all those present and voting.

MOTION by Mr. McKenney or the PBC to recommend that the Town Council accept Millennium Builders as lowest qualified bidder for the Norton Lavatory renovations and award a contract to them for \$348,500.

SECONDED by Mr. Clavet and passed unanimously by all those present and voting.

XI. ADJOURNMENT

MOTION by Mr. Bowman to adjourn at 8:16 p.m.

SECONDED by Mr. Clavet and passed unanimously by all those present and voting.

Attest,

Karen Gill
Recording Secretary