

**MINUTES OF THE CHESHIRE PUBLIC BUILDING COMMISSION MEETING HELD ON WEDNESDAY, JULY 6, 2011 AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.**

Members Present

Chairman John Purtill; Secretary James Brennan; Joseph Barba, Art Crooker, Michael McCardle, Ronald Palumbo, Vincent Robitaille, Mark Nash.

Absent: Ronald Palumbo and Keith Goldberg.

Staff: George Noewatne, Assistant Public Works Director

Guests: Dennis Rioux, BL Companies; Dan Marsaglia, BOE.

**I. ROLL CALL**

The roll was called and a quorum was determined to be present.

The group Pledged Allegiance to the Flag.

**II. APPROVAL OF MINUTES – Regular Meetings of May 4, 2011 and June 8, 2011; PBC Special Meeting of June 14, 2011; and Dodd Kitchen Subcommittee meeting of June 2, 2011.**

MOTION by Mr. Barba; seconded by Mr. Nash

MOVED to approve the minutes of the Regular Meeting of May 4, 2011 subject to corrections, deletions, additions.

VOTE        The motion passed unanimously by those present.

MOTION by Mr. Nash; seconded by Mr. Barba

MOVED to approve the minutes of the Regular Meeting of June 8, 2011 subject to corrections, deletions, additions.

VOTE        The motion passed unanimously by those present.

MOTION by Mr. Nash; seconded by Mr. Robitaille

MOVED to approve the minutes of the Special Meeting of June 14, 2011 subject to corrections, deletions, additions.

VOTE        The motion passed unanimously by those present.

MOTION by Mr. Nash; seconded by Mr. Barba

MOVED to approve the minutes of the Dodd Middle School Committee held on June 2, 2011 subject to corrections, deletions, additions.

VOTE        The motion passed unanimously by those present.

**III. PUBLIC ADDRESS**

There were no members of the public present to address the Commission.

**IV. GENERAL CORRESPONDENCE**

**V. MONTHLY FINANCIAL STATUS REPORT**

This report was in the packets.

**VI. CONSENT CALENDAR**

Mr. Noewatne requested that one more invoice be added to the Consent Calendar for the CHS roof project.

Mr. Rioux advised the Commission that the vendor, Silktown Roofing, submitted the bill on time, but he was out of town and did not get this bill on the agenda.

MOTION by Mr. Nash; seconded by Mr. Brennan.

MOVED to include the invoice for \$6,650.00 from Silktown Roofing on the Consent Calendar.

VOTE        The motion passed unanimously by those present.

MOTION by Mr. Nash; seconded by Mr. Brennan.

MOVED that Gennarini Construction's invoice for \$22,076.78 be removed from the Consent Calendar.

Discussion

Mr. Nash stated that the Fire Marshal has not yet approved the work of this contractor, and the invoice should be removed from the Consent Calendar. The sprinkler system is still not finished.

VOTE        The motion passed unanimously by those present.

MOTION by Mr. Nash; seconded by Mr. Brennan.

MOVED that the PBC approve the Consent Calendar as amended

**DODD MIDDLE SCHOOL**

J. A. Rosa	Application #3	6/27/11	\$19,760.00
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**CHESHIRE HIGH SCHOOL**

BL Companies	Inv. #11D1890-4	5/27/11	\$1,099.98
BL Companies	Inv. #11D1890-3	5/27/11	\$376.00
Silktown Roofing			\$6,650.00

**NORTON BOILER**

Dumitru Petrescu	Inv. #1147	6/15/11	\$675.00
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**CHS TRACK**

Milone & MacBroom	Inv. #56385	6/10/11	\$9,236.52
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**SENIOR CENTER ELEVATOR**

Salamone & Associates	Inv. #113999	6/10/11	\$735.00
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VOTE        The motion to approve the amended Consent Calendar passed unanimously by those present.

**VII. TOWN ATTORNEY LEGAL Issues – PBC Regulation review meetings  
To be scheduled.**

Chairman Purtill commented on trying to get the PBC ordinance revised, and getting a group together to work on this.

Mr. Noewatne advised that Mr. Michaelangelo is working with the Town Attorney on this matter, trying to schedule a meeting to meet everyone's schedules.

**VIII. PROJECTS**

**1. Food Service Upgrade at Dodd Middle School (Mark Nash)**

**a. Status of Closeout (Phase 1)**

Mr. Nash reported that the project is moving along; there are some minor issues with the flooring; the contractor is 95% done with a hold on the final payment until the project is completed.

According to Mr. Nash Phase II and III are moving along, with some issues with the floor, cutting, patching and repairing. Regarding the status of close out of Phase I, he said that we are still waiting for Gennarini Construction to complete the work, and his final payment will be held back until the work is 100% completed.

**b. Status of Phase II**

**i. Project started – June 24, 2011**

DeRosa is on top of things and has a good and positive attitude. The project will be done on time, but not under budget due to unforeseen issues.

**c. Status of Phase III**

The equipment is being ordered by Madeline Diker from the Singer Equipment Company.

Mr. Rioux, BL Companies, stated that the project is ahead of schedule for Phase II. They will be pouring the slab of concrete next week; the doors will be here next week; and by August 1<sup>st</sup> the kitchen will be done. Walls are being patched; overhead doors arrive next week; and by August 1<sup>st</sup>, they will be out of the kitchen. This is a few weeks ahead of schedule, and bodes well for Singer Company to install the equipment.

Additional asbestos was found and this needs to be abated, and this work will be invoiced. Mr. Rioux reviewed the history of the construction of this school, noting that electrical lines were buried in the slab, rather than under the slab. When working, the contractor severed these lines, and they must be reconnected. Some of the lines were active and some were inactive, and one was the feed to the main kitchen breaker panel.

Change Order #1 – this is repair of everything that is still live to be re-circuited, including the staff lounge. \$3,085 pays for this, putting everything back the way it was.

Mr. Nash questioned the contractor having liability insurance when something like this happens.

Mr. Rioux stated they do not have insurance for this issue, and it was unknown what was underground. The contractor cut off the water before cutting the slab.

MOTION by Mr. Barba; seconded by Mr. Nash.

MOVED to approve Change Order #1, for \$3,085.

Discussion

Mr. Rioux said he would speak with Mr. Masciana from the BOE about what was found. He noted that Phases I and II are very tight, and the BOE and PBC may have to negotiate on this cost.

VOTE The motion passed unanimously by those present.

Change Order #2 – Mr. Rioux reported that this change order is for the 200 amp panel in the kitchen which has undersized wired for a 100 amp panel. We have a panel with capacity for 200 amps, being fed with 100 amp wiring.

Mr. Purtill commented on the theory that if everything kicked in at the same time it would blow out everything that is there.

Mr. Rioux stated that was correct, if you don't take diversity into account. One option is to put in a junction box in the floor, patching the cables the way they were. The cables are in horrible condition, and this is not the recommended option. Other options are to

replace the wiring to match what is there now, at \$4,945, or replace the wiring with a cable that is sized to feed the panel that is there, at a cost of \$7,354, and bring everything to code. The Town and BOE are aware of this issue. This was not designed in because it was an existing panel and circuit feeding the panel, and it is common to tap circuits into a 200 amp panel. All that is being done with the panel is adding breakers, and typically, the work does not go back to the mother panel to assess the condition of the cabling, especially if you cannot see it.

Mr. Nash said that with appropriate wiring and cable under the slab we would not have this situation. Now the Town is exposed and must bring the wiring up to code. This is about 100 feet of feed.

MOTION by Mr. Nash; seconded by Mr. Barba.

MOVED to approve Change Order #2B for \$7,354.

VOTE        The motion passed unanimously by those present.

Change Order #3 – Mr. Rioux said this is something we can do without, or do over a period of time. The 200 amp panel is being fed by a 100 amp breaker. The breaker has never tripped, and is a breaker especially made for a switch gear which is ancient. Replacement of the breaker is a cost that does not need to be incurred now, and is not a code requirement. We are providing a breaker ahead of the panel that can easily be replaced if it trips. This can be taken care of at a later date, and the school knows this can be on their wish list over time.

It is the recommendation of Mr. Rioux that the breaker panel not be replaced.

MOTION by Mr. Nash; seconded by Mr. Robitaille.

MOVED that the work for Change Order #3 not be approved to be done at this time.

VOTE        The motion passed unanimously by those present.

Mr. Rioux discussed the ceiling tiles being put back into the servery area. The concern of food service is that they will not match the rest of the space. The contractor is taking down the old tiles and putting them back after they are cleaned. Ms. Diker has asked about the cost to replace all the ceiling tiles. She has looked at the possibility of the school purchasing the tiles, and the contractor putting back new tiles. The tiles are Armstrong tiles, durable and high longevity type tile.

Mr. Nash noted that the \$2,500 is a material up charge. The food service department can purchase the tiles.

The contractor will be putting back ceiling tiles and Mr. Rioux said he needs to know which tiles are to be installed. The food director has some money to play with, but he is

not sure how much money is left. The equipment purchase is about \$61,000. Replacing the tiles in the future after the asbestos is done will result in negative dollars left.

Mr. Marsaglia (BOE) stated that he believes Mr. Masciana will want to upgrade the tiles, and it makes sense to do the entire kitchen. He will work with Mr. Masciana and Mr. Nash to work out the tile cost.

MOTION by Mr. Nash; seconded by Mr. Brennan.

MOVED to approve the new ceiling tiles for the Dodd Middle School Kitchen Project.

VOTE The motion passed unanimously by those present.

When the equipment is moved out of the kitchen, Mr. Noewatne said the asbestos could be removed. The asbestos to be abated is in selected areas, and is more than 3 sq. ft. The Abatement Industries Group removed this section of asbestos, and Chemscope monitored everything, did air testing, etc. The costs are \$3,750 for The Abatement Industries Group, and \$2,300 for Chemscope. This is work that had to be done, and needs to be approved now that the work has been done.

Mr. Nash said we knew what had to be done, and more asbestos was found, and the cost is another \$6,000 for the removal. This will wipe out some of the savings on the project.

MOTION by Mr. McCardle; seconded by Mr. Barba.

MOVED to approve the cost of the asbestos removal at \$3,750 for The Abatement Industries Group, and \$2,300 for Chemscope.

VOTE The motion passed unanimously by those present.

Mr. Nash informed Mr. Rioux on a company called McClean in Wallingford which does asbestos removal at a reasonable cost.

## **2. Norton Boiler – Status Update (Joe Barba)**

Mr. Barba reported that he met with Gennarini Construction on June 24<sup>th</sup>, and they reviewed the list of items, and made motions to close out this project as a recommendation to the Commission.

At the June 24<sup>th</sup> meeting, Mr. Noewatne advised there were three motions, with three dollar and cents issues outstanding. The engineer wanted the PBC to be aware of them. The project is 90% closed out now.

#1 – relates to the automatic fuel change over panel for the boiler which is designed to operate on natural gas or oil. A panel is supposed to be installed which will allow the

boiler to operate on the fuel selected. There is no natural gas within one mile of Norton School, and will not be for some time. The boiler is configured to operate on oil right now.

There was a dispute between the contractor and engineer of what the automatic change over panel should be, how it should be configured, etc. The contractor installed something which the designer did not approve of, with the contractor saying nothing was specified, and the designer saying something must be put in which meets his general criteria. The boilers are now configured to run on oil; there is no gas in the area; there is piping for gas; but there are no electronics to allow the boilers to run on gas. The engineer stated that the contractor should reimburse the Town the sum of \$14,102 for the change over panel not approved to be used by the designer. It was deemed best to walk away from this, not take any action against the contractor, and let the boilers run on oil as they are now configured. If gas is ever in this area, the panel could be changed and gas could be piped in. There are other issues with this contractor and there is a dispute between the engineer and the contractor.

MOTION by Mr. McCardle; seconded by Mr. Barba.

MOVED to accept the recommendation from the Subcommittee (June 10, 2011 minutes, item #6) to not pursue any mediation from the contractor on the non-installation of the electronic gas/oil automatic fuel change over panel.

VOTE The motion passed unanimously by those present.

Item #7 June 10, 2011 minutes – RE: Fuel Strainers for each boiler. \$460.

Mr. Noewatne explained that each burner unit has a cartridge filter to strain the oil, and the engineer's design calls for a strainer on each boiler. They were not installed, and the engineer recommends the Town get a credit from the contractor for \$460. The subcommittee considered this a valid credit, and makes this recommendation to the PBC...that there be a formal motion for the credit to be issued and processed.

MOTION by Mr. McCardle; seconded by Mr. Nash.

MOVED that the PBC accept a credit of \$460 for non-installation of the fuel strainers for each boiler.

#### Discussion

Chairman Purtill asked if the contractor is inclined to give the Town this credit.

Mr. Noewatne replied that he is so inclined, because it is less costly for him to give a credit than go back and install the fuel strainers now.

VOTE The motion passed unanimously by those present.

Item #8 June 10, 2011 minutes – Natural Gas Drains. The designer is stating that these drains do not have the specified vent valves, which vent out to the atmosphere so pressure is not built up in the gas line...if there were gas available.

Mr. Noewatne stated that the contractor says they are in there. The designer says they were not there. The subcommittee decided to direct the contractor to make sure they are in there and verify this to the Town. If the drains are not there, the Town would have a potential credit on this item.

MOTION by Mr. Barba; seconded by Mr. McCardle.

MOVED that the designer and contractor should verify that the specified vent vales are installed.

VOTE The motion passed unanimously by those present.

The designer has submitted the Certificate of Substantial Completion, and Mr. Noewatne noted that some of it hinged on the dollars and cents figures, which it should not. Therefore, it was important to get these items out of the way to get the Certificate now as the PBC desires. He will request that the Certificate be sent to the Town. The only other issue of some magnitude is for the BOE to have the boilers cleaned and re-tested for carbon monoxide, efficiency, etc. This project is close to being done.

3. **CHS Partial Roof Replacement (Keith Goldberg)**
  - a. **Contract awarded to Silktown Roofing**
  - b. **Roofing to begin the week of July 11<sup>th</sup>.**

Mr. Rioux advised that the plumber has been at the school finding routing for all the piping. The mason started doing some of the re-pointing; the mock-up will be done on Friday morning, and Commissioners are invited to take a look at this. Other than that, all insulation and roofing materials will be delivered to the site, with work starting on Monday. A contingency plan has been worked out if there are difficulties in moving the material or getting it up there. They will work at the high school from the inner court yard, around to the Earth Science wing, down to the Home Ec wing, and when this is done, the main offices for special ed and kitchen and locker rooms will be done. If things go according to plan, the project will meet the deadline.

Mr. Noewatne stated he is working with Mr. Goldberg to set up some project meetings on the CHS roof replacement.

Chairman Purtill noted that Art Crooker will join this subcommittee.

4. **Senior Center Elevator (Vincent Robitaille)**

Mr. Robitaille reported that this project is taking 2<sup>nd</sup> place to other projects. An RFP has not yet been completed. The elevator is still operational, so there does not seem to be a time sensitivity to this project.



According to Mr. Noewatne there are no recent problems with this elevator, although it had trouble for years, with the Town spending \$8,000 annually on repairs. Regardless of when this project is done, winter or summer, it will disrupt programs at the Center.

**5. Turf Field Installation (Bob Behrer)**

**a. Bids due July 14<sup>th</sup>.**

Mr. Noewatne advised that the bids come in on July 14<sup>th</sup>, at 11 a.m. The turf product is spec'd, with the installer, and these bids are for the general contracting work for sub base, drainage, etc. The two will be put together for a number for the project.

It was mentioned by Chairman Purtill that there is one disgruntled bidder on the turf installation part of the project, and nasty grams have been sent to the Town. This company was the lowest bidder, but was not selected because their product did not meet the specifications in the bid.

The PBC was informed by Mr. Nash that there was an issue on the weight of the carpet which was specific in the RFP for a 40 ounce or better carpet. This company came in at a 33 ounce carpet which Milone and McBroom was adamantly opposed to, and they strongly recommended not taking on this company even though they were the low bidder. The decision was based strictly on the company not meeting the RFP.

Chairman Purtill noted that this was not a formal bid, but an RFP, so the decision can be based on various factors.

**6. Energy Performance Contracting Selection Committee (Mark Nash)**

**a. Three RFPs received (Ameresco, Con-Ed Solutions, Schneider Electric)**

**b. Interviews to be conducted on July 6<sup>th</sup> and July 7<sup>th</sup>.**

Mr. Nash advised that Ameresco gave a presentation earlier in the day to the committee. Celtic Energy is a consultant on this project. Three RFPs were received with presentations taking place on July 6 and July 7. Mr. Nash commented on having a consultant on this project and questioned why these meetings are being held. We are paying a consultant to make recommendations, yet the committee must sit through these presentations. The final decision will be made by the committee with selection of the supplier on July 7<sup>th</sup>.

**7. Town Pool Enclosure Subcommittee**

**a. Status update**

Chairman Purtill stated that there must be meetings commenced on the pool enclosure.

Mr. Noewatne stated that the subcommittee has been formed by the Town Council. Now there needs to be a formal meeting to discuss the next steps to move this project forward.

The Chairman and Mr. Noewatne will work to get meeting dates scheduled for this subcommittee. Mr. Purtill commented on people thinking this project will be done in a short time with the pool opened and people back swimming in the Fall. If this does not happen the PBC will take the blame.

The PBC was informed by Mr. Noewatne that the insurance money has not yet been accepted by the Town Council, and the matter is still in negotiations.

Part of the responsibility is on the PBC to get a sense of the cost for a new enclosure and installation. Mr. Purtill said the PBC must be in communication with the company which will put up the bubble...there is one company in the U.S. and one in Canada who do this work. The original installer will not be used due to problems and issues from the first bubble installation. They would not be considered a qualified installer.

Mr. Noewatne stated that the Town sued the company (Asati). The project hinged on the entire life support safety cable network under the dome, which was a design build, but never spec'd by the original installer. It had to be added after the fact and was very costly to the Town.

Mr. Nash suggested that the two companies visit the pool site and see the structure which holds up the bubble, and determine the compatibility of their product to this wall. It is possible both companies may not want anything to do with the wall, and then there is another series of issues.

It was stated by Chairman Purtill that one of the things he talked to Mr. Goldberg about was whether this should be a design build type of situation. Each company would be brought in to present a proposal to the PBC on how they would approach this project. The wall is a consideration.

Mr. Nash commented on this pool not being open and operating in the Fall, but possibly in 2012 with the new bubble installed.

Regarding winterizing the pool, Mr. Noewatne said he is unaware of any plans for doing this work.

Silktown Roofing Invoice - \$6,650.

MOTION by Mr. Brennan; seconded by Mr. McCardle.

MOVED that the PBC approve the invoice from Silktown Roofing for \$6,650 for the bond, minus the retention.

VOTE           The motion passed unanimously by those present.

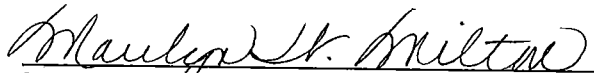
**IX. ADJOURNMENT**

MOTION by Mr. Barba; seconded by Mr. McCardle

MOVED that the meeting be adjourned at 8:40 p.m.

VOTE        The motion passed unanimously by those present.

Attest:

  
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Marilyn W. Milton, Clerk