

Cheshire Public Building Commission – Meeting Minutes
Wednesday, December 5, 2018 at 7:00 p.m.
Town Hall – Council Chambers
84 South Main Street, Cheshire, CT

Members Present: Mr. Mark Nash (Chairman)
Mr. Art Crocker
Mr. Jim McKenney
Mr. Steven Durkee
Mr. Richard Clavet
Mr. Phillip Bowman
Mr. Richard Levy
Mr. Richard Clavet
Mr. David Arai

Members Absent: Mr. Vincent Robitaille

Additional Present: Mr. George Noewatne, Director of Public Works

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 addressed.

V. APPROVAL OF MINUTES – November 7, 2018 Regular Meeting

MOTION by Mr. McKenney to approve the minutes for the Regular Meeting on November 7, 2018.

SECONDED by Mr. Bowman which passed unanimously by members present.

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. Clavet and passed unanimously by members present.

VIII. OLD BUSINESS

1. PBC Ordinance Revision

Mr. Noewatne stated that Public Works has approved the final draft and that it will be presented to the Town Council followed by the Ordinance Committee.

2. PROJECTS:

A. Districtwide Lavatory Improvements

I. Norton Bathrooms

Mr. McKenney said that the project is coming to a close and he is working to close out documents. There are several punch list items that require attention; HVAC, balance system, and cosmetic painting. He is trying to open up dates this month before Christmas completion. Mr. Clavet is also pushing for completion having been in contact with Ryan Haley from Silver-Petrucci & Associates. Documents should be closed out in January 2019.

II. Doolittle Bathrooms

Mr. McKenney said that the current ordinance is unworkable, that it is a summer project. He asked for guidance and it was decided to inform the Town Council about the summer plans.

Silver-Petrucci & Associates is working on the design which should be finalized by the end of the month. Preliminary drawings show that a bathroom will be eliminated due to handicap access. A unisex bathroom is an option to support what will be lost. Approval of plans should go forward to keep the project on track. The Girls and Boys bathrooms will be accessible to the public during games and other activities. The bathrooms are compliant to code.

MOTION by Mr. McKenney to proceed with the design schematic unless the Town Council decides differently.

MOTION WITHDRAWN by Mr. McKenney.

MOTION AMENDED by Mr. Durkee that the Public Building Commission recommends to the Town Council that it accept the design and move forward with the project.

SECONDED by Mr. Nash and passed unanimously by members present.

2) **Exhibit A:** Subcommittee Meeting Minutes November 16, 2018 provided for information.

3) **Exhibit B:** ChemScope Industrial Hygiene Proposal Items 1 through 4 for asbestos pre-renovation inspection, etc.

MOTION by Mr. Clavet for approval of bid waiver from ChemScope Industrial Hygiene for LEP services for \$5,860.00.

SECONDED by Mr. Nash and passed unanimously by members present.

B. Utility Tunnel Improvements at CHS

Mr. Crocker said that the capital balance for the project is \$38,262.32. Mr. Clavet said that the plastic for the partitions is a poor choice of material. According to the report from Geolnsight (**Exhibit C**), the plastic tunnel curtains in Tunnels T5, T7, T10, and T11 appear damaged and are not providing separation between the tunnel areas. The report recommends that they be repaired or replaced.

The report recommends placement of additional topsoil along the perimeter of the courtyard, graded and sloped away from the building to prevent ponding around the foundation of the building. It recommends that mesh screens be inspected, cleaned of debris, and repaired if they are collapsing into sub-grade drainage piping. The report also recommends that the pipes be aligned to help prevent further erosion. Mr. Crocker said that the cost for installation of piping is approximately \$110,000.00.

C. CHS ADA Interior Code Compliance

Mr. Clavet said that information is ready to be submitted to the State Facilitator so that it can be entered into the new system. The State Facilitator is currently on vacation. The plans from Silver-Petrucci & Associates are in place. Mr. Clavet has expressed urgency for information to be entered into the system so that project can move forward.

Mr. Clavet said that project will be piecemeal and that it will run for approximately 2 years. The challenge is to find a contractor that can do the work in a short timeframe.

D. CHS Exterior Storage Building

1) **Exhibit D:** Subcommittee Meeting Minutes November 14, 2018 provided for information.

Mr. Bowman said that the roof is finished on the west side. The overhead doors are in and waiting to pour the slab because it has been too wet. Mr. Clavet will email the invoice for work that has been completed so far. Overall, the site is in good shape.

E. School Generator Hook-up Plugs

Mr. Durkee said that work on the generators is finished and that he will be compiling the final report.

F. Doolittle Cafeteria Renovation

Mr. Durkee said the project is near completion.

G. Districtwide Roofs

Mr. Clavet said that there is deck rot in the roof of the East gym. It is a shingled roof and recommended that it be repaired/replaced.

MOTION by Mr. Clavet recommending proposals to the Town Council for Roof Repairs at Cheshire High School in the amounts of \$8,127.00 and \$10,973.00.

SECONDED by Mr. Nash and passed unanimously by members present.

H. Roof Replacement Town Buildings

Mr. Bowman said that the work at the Fire Headquarters has been completed except for a few punch list items. The HVAC has been reinstalled on the roof. There is approximately \$9,000.00 in retainage. The Library roof is being designed and \$225,000.00 has been assigned to the PBC for funding.

I. Library Renovation

Mr. Bowman said that the renovation at the Library is almost complete. Work is currently being done on the 3rd Floor. There has been no direct schedule for the project due to time needed for moving books, artwork, etc.

J. Parks Bathroom Upgrades

Mr. Arai said that project is out to bid with the revised language. The pre-bid site visit is scheduled on December 10, 2018 at 10:00 a.m. at Quinnipiac. Bids are due on January 7, 2019 at 10:00 a.m. \$200,000.00 in additional funding has been assigned to the PBC.

K. Solar Carport at Police Headquarters

Mr. Arai said that the project has been approved by the Town Council and has received endorsement from the Energy Commission.

IX. OTHER OLD BUSINESS OF THE PBC

There was no other business discussed.

X. NEW BUSINESS

MOTION by Mr. Clavet to approve the 2019 Meeting Scheduled as proposed.

SECONDED by Mr. Crocker and passed unanimously by members present.

XI. OTHER NEW BUSINESS OF THE PBC

Projects assigned at the November 13th Town Council meeting were discussed by line item and assigned to commission members individually and as teams. There was a lengthy discussion.

XII. ADJOURNMENT

MOTION by Mr. McKenney to adjourn at 8:20 p.m.

SECONDED by Mr. Bowman and passed unanimously by members present.

Minutes typed and submitted on December 11, 2018 by:

Dawn Guite

Dawn Guite
Alternate Recording Secretary