

Cheshire Public Building Commission – Meeting Minutes
Wednesday, March 6, 2019 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 Clavet
Mr. David Arai
Mr. Richard Gusenburg

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 – February 6, 2019 Regular Meeting

MOTION by Mr. McKenney to approve the minutes for the Regular Meeting on February 6, 2019.

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. Appropriation for Park Bathroom improvements (all locations) is \$200,000. There are several line items on the report for Park Bathroom improvements.

VII. CONSENT CALENDAR

MOTION by Mr. McKenney to approve the Consent Calendar.

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

It was reaffirmed that the Silver-Petrucelli invoice is for Doolittle School only.

VIII. OLD BUSINESS

1. PBC Ordinance Revision

Joint discussion with the Town Council will be rescheduled. There is no confirmed date. Mr. Robitaille's approach to the discussion is ready.

2. PROJECTS:

A. Districtwide Lavatory Improvements

I. Norton Bathrooms

Mr. McKenney said that the project is completed and that documents have been closed out. All punch list items have been addressed and resolved.

Doolittle Bathrooms

Mr. McKenney said that the opinions of the PBC state that general contractors need to be supervised on the job. Punch list activity has to be completed by experienced and knowledgeable workers.

MOTION by Mr. Nash to recommend bid award to Town Council to Aresco Construction for \$304, 015 (project cost).

MOTION SECONDED by Mr. Clavet and passed unanimously by members present.

B. Utility Tunnel Improvements at CHS

Mr. Clavet said that there is nothing new to report from last month. Mr. Clavet and Mr. Crocker will report back to the commission when they have information from Energy Resources regarding efficiencies, savings and rebates.

Mr. Clavet said that the plastic tunnel curtain work in Tunnels T5, T7, T10, and T11 will be done during the summer when school is not in session.

C. CHS ADA Interior Code Compliance

Mr. Clavet said that information is same as reported in February. The state grant application has been resubmitted and is awaiting review. The review process is slow, and without State approval the project cannot proceed. It is not likely that a scope will be in place for summer.

D. CHS Exterior Storage Building

Mr. Bowman said that there is no update for the project. No work can be done until the slab is poured. A suggestion was made for compactment testing to be done. The last report showed moisture and testing failed. Contract should be reviewed to see who is responsible.

E. Doolittle Cafeteria Renovation

Mr. Durkee said that the Certificate of Occupancy would not be issued until the serving line was delivered and that this is a formality with Chesprocott. The serving line has been delivered and Nosal Construction has reapplied for the Certificate of Occupancy. A final report will be available at the April meeting.

F. Roof Replacement Town Buildings

Mr. Bowman said that the roof design work is being finalized at the library. The bid package will go out in the spring with work to be completed by fall. Mr. N. said that drains will be more accessible.

G. Parks Bathroom Upgrades

Mr. Arai said that the entire package is with the contractor, Pelletier Construction. A subcommittee meeting on February 6, 2019 included rebid and scope review to reflect demolition of concrete floor slabs, existing pipes and disposal of materials at McNamara and Cheshire Parks. The scope also includes 15/32 plywood ceiling at Mixville, Quinnipiac, and McNamara. Wojas Architects, LLC is in agreement with the changes.

MOTION by Mr. Nash to recommend bid award to Town Council to Pelletier Construction for upgrades to parks bathrooms.

MOTION SECONDED by Mr. McKenney and passed unanimously by members present.

H. Solar Carport at Police Headquarters

Mr. Arai said that the design build project will go to Public Hearing for approval on March 25. Abutting notices have been sent out. The Police Department is approaching the town for approval for the carport to be built on the Police Department property. Construction completion is proposed for August, 2019.

I. Pool Combined Heat and Power Unit

Mr. Arai said that the pad has been installed and that drawings have been completed. The COGEN is being delivered and mechanical contractors are being selected.

J. Boiler Replacement at Fire HQ, Annex & Police Station

Mr. Bowman said that the RFP is due early next week.

K. Pool Ground Improvements and Facility Enhancements

The project has been assigned to the PBC for completion. Improvements/enhancements will include beach volleyball.

L. Cafeteria Renovations – Highland School (Replacement of Government Freezer)

A meeting is scheduled on March 7 to review the RFP based on comments from the vendor. There are minor redesigns to be considered including replacing the sliding door with a double door so that palettes can be brought in and out.

MOTION by Mr. Nash to recommend that the Town Council request a bid waiver of \$17,050.

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

M. Window Replacement (South Elevation) – Cheshire High School

Silver-Petrucci has begun the design for the window replacements. School will test for hazardous materials. Construction is expected to begin in the summer. It was requested that windows and treatment match what currently exist in other areas of the school.

N. Insulate Tunnel Steam Piping – Cheshire High School

Work on the project will take place in the summer. Heat has to be off prior to work being done. The BOE is working with an alliance partner through Eversource where loans and rebates are available. The project budget is \$110,000. Eversource rebates could be as much as \$102,000.

O. Unit Ventilators Replacement – Norton School

There was nothing new to report. Scope of work and costs are being reviewed.

P. Underground Oil Tank Replacement Removal/Replacement

Contracts for Darcy and Doolittle Schools (replacements) have been awarded to Silver-Petrucelli. The Town Council approved bids for removal of tanks at Humiston, Chapman, and Dodd Schools.

Q. School Masonry Restoration - Districtwide

The subcommittee met on February 6, 2019 to discuss scope of projects and plan of sequence. A vendor will be used to obtain budget pricing. Background check for vendor will be required. The subcommittee will meet again to finalize actions and make recommendations to the PBC.

R. School Security Improvements – Districtwide

The scope, cost and sequence of the project were discussed at a subcommittee meeting on February 26, 2019. The scope of the project includes improvements and possible replacement of exterior doors, installation of video surveillance equipment, fire and alarm upgrades, and outdoor kiosks to improve visitor security access. The subcommittee will schedule site visits to the schools.

IX. OTHER OLD BUSINESS OF THE PBC

A. Project Management Options

A sample RFP scope of work was included in the package. There was a brief discussion that two positions are overkill and that only one position is needed. It was suggested that the Town Council attend a PBC meeting to determine if it will support the option(s). Due to the scope of the work involved for projects, a permanent full-time position should be considered where the employee has a vested interest in the Town. This discussion will continue at upcoming meetings and remain an agenda item.

X. NEW BUSINESS

PBC project assignments were discussed and sub-committee members volunteered for projects based on expertise and interest.

XI. 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 March 11, 2019 by:

Dawn Guite

Alternate Recording Secretary