

**PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting - Wednesday, May 8, 2019 - 7:00 P.M.
Cheshire Fire Headquarters - 250 Maple Avenue, Cheshire CT**

Members Present: Mr. Mark Nash
Mr. Vincent Robitaille
Mr. Jim McKenney
Mr. Art Crooker
Mr. Richard Clavet
Mr. David Arai
Mr. Phillip Bowman
Mr. Richard Gusenburg

Members Absent: Mr. Steven Durkee

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 public address.

IV. GENERAL CORRESPONDENCE

There was no general correspondence.

V. APPROVAL OF MINUTES - April 3, 2019 Regular Meeting

MOTION by Mr. Clavet to approve the minutes of the April 3, 2019 regular meeting.

SECONDED by Mr. Bowman 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. Crooker to approve the Consent Calendar.

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

It was noted for the record that the payment to J.A. Rosa is a progress payment.

VIII. OLD BUSINESS

1. PBC Ordinance revision

The PBC is awaiting a rescheduled meeting with the Town Council to discuss this matter.

2. PROJECTS

A. Districtwide Lavatory Improvements

Norton Bathrooms:

Mr. McKenney stated the final report and accounting are expected for the June meeting.

Doolittle Bathrooms:

Mr. Noewatne stated the contract has been signed and the insurance and bonding are in hand. The preconstruction meeting has been rescheduled to June 21, 2019 at 8:00 a.m at Doolittle School. This project will commence once school is out for summer.

B. Utility Tunnel Improvements

Mr. Crooker stated a summer inspection is expected and he will bring the inspection proposal before the PBC upon receipt. Mr. Clavet stated he will follow up on the proposal.

C. CHS ADA Interior Code Compliance

Mr. Clavet stated the State grant application for this project has been filed and is awaiting review. Mr. Clavet stated it does not look good for this project to be started this summer.

D. CHS Exterior Storage Building

The change order for the landscaping on this project is with the Town Council.

E. Doolittle Cafeteria Renovation

This project is completed and the close out documents are expected for the June meeting. Mr. Clavet stated the canopies have been reinstalled and the garage door failure due to a manufacturer defect has been remediated.

F. Roof Replacement at Town Buildings

Mr. Bowman stated the design of the roof at the library is in process by the roof engineer, Frank Gilroy.

G. Park Bathroom Upgrades

Mr. Noewatne stated the contract has been signed for this project. The pre-construction meeting will be rescheduled for early June due to scheduling conflicts.

H. Solar Carport at Police Headquarters

Mr. Arai stated the design for this project is still in progress. Mr. Arai stated there was an anomaly in with the soil testing that does not interfere with this project moving forward. There was a brief discussion.

I. Pool Combined Heat and Power Unit (Cogeneration)

The mechanical and electrical work are both 95% complete. The Interconnection Agreement has been signed and received. The DHW loop and boiler loop tie-ins have both been completed. The Building Department has completed the pressure test and inspection, as well as the mechanical and plumbing inspections. The work in progress includes: electrical inspections, gas and electrical meter installations, exhaust alterations, Glycol loop fill, and all required testing.

J. Boiler Replacement at Fire HQ Annex and Police Station

Mr. Noewatne stated the RFP for this project is in progress and will go out soon.

K. Pool Ground Improvements & Facility Enhancements

Mr. Noewatne stated the inflatables have been installed and are up and running. The climbing wall is being installed with an expected completion date in mid-May.

L. Cafeteria Renovations

Mr. Clavet stated the subcommittee met and discussed the importance of keeping the design for the cafeteria and the freezer consistent. The subcommittee approved having Jan Wojas design both and approved the design fees of \$1,700 and \$1,200 respectively.

MOTION by Mr. Clavet that the PBC recommend the Town Council approve this project be released for bid.

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

There was a brief discussion.

M. Window Replacement (South Elevation) CHS

Mr. Clavet stated the preliminary drawings for this project are in progress. There was a brief discussion about how the anticipated asbestos abatement may affect the project timeline.

N. Insulate Tunnel Steam Piping - CHS

Mr. Clavet stated he has been in discussions with JK Energy, a subsidiary of Eversource about a program similar to the Energy Savings Performance Contract. Mr. Clavet stated there is currently over \$150,000 allocated for improvements/efficiencies at CHS. Mr. Clavet is proposing engaging in this program for the following improvements/efficiencies:

1. Parking lot lighting;
2. Refrigeration; and
3. Insulate tunnel steam piping, possibly including mechanical steam radiated heat.

There was a lengthy discussion.

MOTION by Mr. Crooker for the PBC to recommend the Town Council approve \$52,356.00 from the capital budget appropriation of \$110,000 for the steam tunnels to cover the cost of insulating the tunnel steam piping.

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

O. Unit Ventilator Replacements - Norton School

Mr. Clavet stated this project is not feasible at this time.

P. Underground Oil Storage Tank Removal/Replacement

Doolittle

MOTION by Mr. Clavet for the PBC to recommend the Town Council approve this project to go out to bid with the caveat that release of the bid packet be held pending completion of the State grant process.

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

Humiston

MOTION by Mr. Clavet for the PBC to recommend the Town Council award the bid contract for removal of underground storage tanks to Knopp Environmental. approved the bid advertisement for removal of the underground storage tank.

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

Chapman

MOTION by Mr. Clavet for the PBC to recommend the Town Council award the bid contract for removal of underground storage tanks to Knopp Environmental. approved the bid advertisement for removal of the underground storage tank.

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

Dodd

MOTION by Mr. Clavet for the PBC to recommend the Town Council award the bid contract for removal of underground storage tanks to Knopp

Environmental. approved the bid advertisement for removal of the underground storage tank.

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

Darcy

MOTION by Mr. Clavet for the PBC to recommend the Town Council approve this project to go out to bid with the caveat that release of the bid packet be held pending completion of the State grant process.

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

Q. School Masonry Restoration

There was no discussion on this matter.

R. School Security Improvements

MOTION by Mr. Clavet that the PBC recommend the Town Council approve issuance of the RFP for a design professional.

SEcONDED by Mr. Crooker and passed unanimously by all those present and voting.

IX. OTHER OLD BUSINESS OF THE PBC

A. Project Management Options

There was no discussion on this matter.

X. NEW BUSINESS

A. Communications

There was no discussion on this matter.

XI. EXECUTIVE SESSION

MOTION by Mr. McKenney for the PBC to go into Executive Session to discuss the project with possible litigation at 7:58.

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

XII. ADJOURNMENT

MOTION by Mr. Clavet to adjourn at 8:22 p.m.

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

Attest,

Karen Gill
Recording Secretary