

Public Building Commission  
September 7, 2011  
Regular Meeting  
Council Chambers Town Hall

Members Present: Mr. Art Crooker  
Mr. Michael McCardle  
Mr. Mark Nash  
Mr. John Purtill (Chairman)

Members Absent: Mr. James Barba  
Mr. James Brennan (Secretary)  
Mr. Keith Goldberg  
Mr. Ronald Palumbo  
Mr. Vincent Robitaille

User Members Present: Mr. Robert Behrer, Turf Field Project  
Mr. James Sima, Town Council

Others Present: Mr. George Noewatne, Operations Manager, Public Works

The Chair called the meeting to order at 7:00 p.m. Roll was called and it was determined that a quorum was not present. Mr. Purtill stated that the meeting would be informational, and no action would be taken until or unless a quorum was determined. The assembled group recited the Pledge of Allegiance. Mr. Purtill explained to the audience how to exit the chamber in the event of an emergency, in compliance with the Fire Marshal's order.

## **APPROVAL OF MINUTES**

Minutes will be approved when a quorum is present.

## **PUBLIC ADDRESS**

The Chair invited members of the audience to address the Commission, but there was no one wishing to do so.

## **GENERAL CORRESPONDENCE**

Mr. Purtill stated that all correspondence received would be addressed under the appropriate subcommittee report.

## **MONTHLY FINANCIAL STATUS REPORT**

Commissioners received copies of the monthly financial status report in their packets.

## **CONSENT CALENDAR**

Mr. Purtill stated that the Consent Calendar will be approved when a quorum is present.

## **REPORT ON INVOICES PAID**

Mr. Noewatne reported that there were no invoices processed administratively this month.

## **TOWN ATTORNEY LEGAL ISSUES**

There were no legal issues to come before the Commission.

## **DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE**

Mr. Nash informed the Commission that the Dodd cafeteria is up and running and Generini has completed most of the punch list items from the first phase. This is the end of the one-year warranty period from Phase 1. Mr. Nash commented that final payment should be made to Generini.

Phase II has moved along very smoothly. The contractor has been excellent to work with. There are a few punch list items. Mr. Rioux offered that the contractor is basically complete with the project and he is very pleased with the outcome. Mrs. Madeline Diker is extremely happy with the project, and feels that due to the changes that that have been made the students are making better food choices. Mr. Dan Marsiglia thanked the Commission for a job well done. There are no issues relating to facilities.

## **NORTON SCHOOL BOILER PROJECT**

Mr. Noewatne informed the Commission that this project is finally coming to an end. Punch list items from the engineer presented in June are still being addressed. Town forces from the Board of Education have cleaned the boilers and checked for carbon monoxide leakage. There has been some reventing of gas trains. Hopefully a Certificate of Substantial Completion will be forthcoming soon.

Mr. Noewatne stated that there are still some financial issues to be addressed. When tested, all boilers performed within acceptable limits. The engineer sent a letter to the State Building Official regarding concerns with this project, specifically the venting of the gas trains. New information will be evaluated and necessary action will be taken by the contractor. Mr. Noewatne will continue to work with the engineer and contractor to resolve these issues.

## **CHS PARTIAL ROOF REPAIR/REPLACEMENT**

Mr. Rioux informed the Commission that this project is nearing completion, and the roof did not leak during the hurricane. There are two change orders pending, and two others that were submitted but sent back by Mr. Rioux because they were not acceptable. Change Order #2 related to additional materials the contractor claimed to have used. However, the change order was not submitted until after the areas were closed, so it could not be documented that extra materials were used.

Change Order #3 relates to replacing the existing double door at the west side of the gym. When the pitch of the roof was raised the insulation at the wall was too high. Rather than modify the wall, it was determined that it would be more prudent to replace the door, which was not in good condition.

Change Order #4 relates to the replacement of additional glass blocks in the gymnasium. Mr. Rioux is requesting additional information regarding this change order. This is a cosmetic change and he recommends approving it at a not to exceed figure.

The contractor is working on final punch list items. Mr. Rioux opined that the contractor did a good job getting this project completed on time and within budget.

In response to a query from Mr. Purtill, Mr. Rioux stated that additional insulation has to be added and other changes made due to the fact that the roof had to be raised.

## **DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE**

Mr. Rioux requested that the Commission consider taking action on an invoice which was not submitted in time to be included in the packet. The invoice is from the contractor for the Dodd project, Singer. The invoice was delayed due to issues related to the hurricane. Mr. Noewatne stated that this contractor has done a good job on the Dodd project. It was the consensus of the Commission to add this invoice to the Consent Calendar.

## **SENIOR CENTER ELEVATOR**

Mr. Noewatne informed the Commission that specs for this project are in the packet. He referred to a letter from Mr. Frank Berardi of Salamone & Associates regarding the elevator. Mr. Berardi performed an evaluation of the current elevator at the Senior Center.

The current elevator is a hydraulic elevator which stops at three landings. The lifting assembly is located at the front of the car, with the jack mounted to the car instead of the elevator pit. The elevator and pumping unit are original to the building. It appears that there was a variance obtained from the State when the elevator machine room was upgraded due to ceiling height issues. It does not meet current height requirements.

The report states that the interior elevator car dimensions meet ADA requirements. However, the car cannot accommodate a stretcher, although this is not required because the building is less than four stories in height. The report states that the existing elevator is approximately 20-30 years old and should be removed and replaced. The cost of retrofitting the existing car platform would be more costly than to remove and replace it.

The report states that there are two options for replacement of the elevator; a machine-roomless traction elevator and a holeless hydraulic elevator. Although the MRL is more energy efficient and utilizes a smaller machine room, it would require the height of the hoistway to be increased. It is also the more expensive option when compared to the holeless hydraulic. The preliminary cost estimate for the MRL is approximately \$185,000 and the dual jack holeless hydraulic is approximately \$145,000. Salamone & Associates states that it appears that the dual jack holeless hydraulic elevator option is the more cost effective and would require the least amount of construction time.

Mr. Noewatne requested that the Commission authorize this project to go out to bid with a special type of elevator requested. There will be an alternate request for the second type of elevator.

The specs will be considered for approval when a quorum of the Commission is present.

## **TURF FIELD INSTALLATION PROJECT**

Mr. Behrer stated that he has reviewed the invoices and they appear to be correct. He was not at the last meeting so Mr. Noewatne gave Commissioners an update. He stated that Milone and MacBroom have reviewed the invoices and are pleased with the work that has been done.

The field is now down to the subgrade. Another crew is expected to begin next week which will move the project along more quickly. It is hoped that the field will be prepared for the turf field to be rolled out on September 19. Three weeks later it is anticipated that work will begin on the track. Mr. Behrer stated that the track is now officially part of the project. It is expected that the project will be complete in early November.

Mr. Behrer stated that there are many details regarding the field which are being worked out, i.e., where the lettering should be placed. There have been some additional costs which will be taken out of contingency. Mr. Sima inquired as to whether there is any information available regarding change orders. Mr. Noewatne stated that there has been some increased work related to patching, but the Department of Education has agreed to fund that overage. Mr. Behrer confirmed that there is a separate contingency for the Track and Turf projects.

## **ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE**

Mr. Nash reported that this project is on hold at the present time. There is funding available for this project, but it is a difficult concept to determine how to spend money to save money. The Town Council is looking into this process.

## **MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT**

Mr. Rioux informed the Commission that specs are being finalized in preparation for obtaining a contract for design of the bubble. He has met with staff and representatives from the bubble company. In response to a query from Mr. Purtill as to when the bubble will be erected, Mr. Noewatne stated that the Town Council approved the bubble concept in mid-August after which the Town Attorney reviewed the documents. Once the contract is signed it will take approximately two weeks to produce shop drawings. Most likely completion of the project will be in mid-December.

Mr. Purtill inquired as to whether he is comfortable that the Town will obtain a good contractor for the pool. Mr. Rioux stated that the product is made of standard material but is a custom design. The bubble must be designed around the wall and other fixed objects. He is confident that it will be a successful project.

## **NEW BUSINESS**

Mr. Noewatne will coordinate a special meeting to take action on items from this meeting.

## **OLD BUSINESS**

There was no old business to come before the Commission.

## **ADJOURNMENT**

Mr. Purtill adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Mr. John Purtill Chairman  
Public Building Commission

Attest:

Susan F. Zwick

