

**PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting - Wednesday, October 2, 2019 - 7:00 P.M.
Town Hall - 84 South Main Street - Council Chambers**

Members Present: Mr. Vincent Robitaille
Mr. Jim McKenney
Mr. Art Crooker
Mr. David Arai
Mr. Steven Durkee
Mr. Phillip Bowman

Members Absent: Mr. Mark Nash
Mr. Richard Clavet

Additional Present: Mr. George Noewatne, Director of Public Works
Mr. Vincent Masciana, Chief Operating Officer, BOE

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 was determined.

III. PUBLIC ADDRESS

There was no public address.

IV. GENERAL CORRESPONDENCE

There was no general correspondence.

V. APPROVAL OF MINUTES - September 4, 2019 Regular Meeting

MOTION by Mr. Arai to approve the minutes of the September 4, 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. Arai to approve the Consent Calendar.

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

VIII. OLD BUSINESS

1. PROJECTS

A. Districtwide Lavatory Improvements

Doolittle Bathrooms:

Mr. Noewatne stated on behalf of Mr. Clavet that this project is completed except for a few punch list items and receipt of the closeout documents. There was no update from the architect.

B. Utility Tunnel Improvements at CHS

Mr. Noewatne stated on behalf of Mr. Clavet that the final payment will be held until Geolnsight provides the tunnel inspection report.

Repairs identified in the report will be remediated before the heating season.

C. CHS ADA Interior Code Compliance

Mr. Noewatne stated on behalf of Mr. Clavet that a meeting with the State is scheduled for November 20, 2019. This project is expected to go out to bid in January.

D. CHS Exterior Storage Building

Mr. Bowman stated this project is completed and can be taken off of the agenda.

Mr. McKenney asked about the enforcement of liquidated damages. Mr. Noewatne stated the Town Attorney is drafting a letter to Rosa.

E. Roof Replacement at Town Buildings

Mr. Noewatne stated an additional \$75,000 has been allocated in the capital budget for this project. It is expected to go out to bid in January or February.

F. BOE District-wide Roof Repairs and Replacements

There was no update on this matter.

G. Park Bathroom Upgrades

MOTION by Mr. McKenney to approve Change Order #5 in the amount of \$6,397.42 to install gooseneck fixtures.

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

MOTION by Mr. Crooker to approve Change Order #6 in the amount of \$836.43 to install a dry well.

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

MOTION by Mr. Durkee to approve Change Order #7 to delete painting for a credit.

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

MOTION by Mr. Bowman to approve an amount not to exceed \$3,700 for Wojas Architecture to design the bathroom upgrade at Quinnipiac Park.

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

H. Solar Carport at Police Headquarters

Mr. Arai stated electrical is on site, construction fencing is on site, structural steel is on site. The footings and rebar are scheduled for October 4, 2019. The expected completion date for this project is November 6, 2019.

I. Boiler Replacement at Fire HQ Annex and Police Station

Mr. Bowman stated the pre-bid walkthrough was today. Thirteen companies showed up. Mr. McKenney stated he will vote down a bid if

submitted by Connecticut Combustion based on past experience. There was a brief discussion.

J. Pool Ground Improvements & Facility Enhancements

There was no update on this matter.

K. Cafeteria Renovations - Highland - Government Freezer Replacement

MOTION by Mr McKenney for the Town Council to approve J.L. Simpson for the construction of the loading dock modifications and replacement of the freezer at Highland School.

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

L. Window Replacement (South Elevation) CHS

There was no update on this matter.

M. Insulate Tunnel Steam Piping - CHS

There was no update on this matter.

Mr. Noewatne stated on behalf of Mr. Clavet that this is a 2020 project.

N. Unit Ventilator Replacements - Norton School

There was no update on this matter.

O. Underground Oil Storage Tank Removal/Replacement

Doolittle

Awaiting State approval to bid.

Humiston, Chapman and Dodd

MOTION by Mr. McKenney for the final reports to be forwarded to the Town Council for approval.

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

Darcy

Awaiting State approval to bid.

P. School Masonry Restoration

There was no update on this matter.

Q. School Security Improvements

Mr. Noewatne stated the contract for this project in the amount of \$44,650 for the design building and contract administration was awarded to Friar Architecture.

IX. OTHER OLD BUSINESS OF THE PBC

A. Project Management Options

There was no discussion on this matter.

X. NEW BUSINESS

There was a brief discussion.

XI. ADJOURNMENT

MOTION by Mr. Bowman to adjourn at 7:52 p.m.

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

Attest,

Karen Gill
Recording Secretary