

Public Building Commission
October 4, 2011
Regular Meeting
Room 207 Town Hall

Members Present: Mr. Joseph Barba
Mr. James Brennan (Secretary)
Mr. Art Crooker
Mr. Michael McCardle
Mr. Mark Nash
Mr. John Purtill (Chairman)

Members Absent: Mr. Keith Goldberg
Mr. Ronald Palumbo
Mr. Vincent Robitaille

User Members Present: Mr. Robert Behrer, Turf Field Project
Mr. David Schrumm, Town Council Liaison

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 a quorum 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

Mr. Barba moved that the minutes of the regular monthly meeting of September 7, 2011, be approved as published, subject to correction. The motion was seconded by Mr. Crooker and carried unanimously.

Mr. Barba moved that the minutes of the regular monthly meeting of September 16, 2011, be approved as published, subject to correction. The motion was seconded by Mr. Crooker.

Correction: Page 1, Members in Attendance should read, "Mr. *Joseph* Barba"

The motion to approve the minutes, as amended, carried unanimously.

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

In response to a query from Mr. Purtill, Mr. Noewatne stated that change orders should be listed on the Consent Calendar and will be going forward.

Mr. Rioux stated that he is in receipt of an application for payment from Silktown Roofing, Inc. which was not presented in time to be listed on the Consent Calendar. Mr. Purtill advised that it will be discussed under that subcommittee report. There is also an invoice from J.A. Rosa which will also be discussed later in the meeting. Mr. Nash stated that he has not seen the invoice. There is also a change order for electrical work for Dodd Middle School which will be discussed.

Mr. Nash moved that the Public Building Commission approve the Consent Calendar as follows:

I. CHESHIRE HIGH SCHOOL ROOF PROJECT

B. L. Companies	Invoice #11D1890-7	\$505.00
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II. CHS TRACK PROJECT

Milone & MacBroom	Invoice #57168	\$3,556.62
Sportsfield Specialties	Invoice #35263	\$6,230.07
R.A.D. Corp.	Application #2	\$347,982.50

III. SENIOR CENTER ELEVATOR

Salamone & Associates	Invoice SL14103	\$1,102.50
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The motion was seconded by Mr. Crooker and carried unanimously.

REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtill advised that the subcommittee working on the revision of the PBC Ordinance needs to meet to get this project underway. Mr. Noewatne reported that Mr. Michelangelo has been in contact with the Town Attorney regarding this issue. Mr. Purtill noted the importance of revising the Ordinance in order to move projects along at a faster rate. Mr. Schrumm concurred that this must be initiated.

DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE

Mr. Nash reported that the Dodd kitchen is complete and functioning very well. There is a change order from J.A. Rosa in the amount of \$4,659.70 which will be tabled until the next meeting.

Mr. Nash reported that the contractor for Phase I is finally finished with his work, and the warranty period is about to expire.

NORTON SCHOOL BOILER PROJECT

Mr. Noewatne advised the Commission that a meeting took place last week with the two engineers who worked on the boiler project on site. Another meeting will take place next week at the site with the engineers and a representative of the State Building Official's office to determine if the boiler project is code compliant. Mr. Noewatne stated that there is a third party who has some complaints/concerns regarding the project.

Mr. Purtill expressed concern that this project be closed out soon, as it has been going on for far too long.

CHS PARTIAL ROOF REPAIR/REPLACEMENT

Mr. Denis Rioux, architect for the CHS roof project, stated that there are two items for discussion. There is a requisition for payment which is due the contractor since the punch list is now complete. There is an issue regarding a fan which was removed, then replaced. When it was replaced it was not installed correctly, which caused damage to the fan and it had to be replaced. Mr. Rioux recommended that the Commission approve the contractor's invoice, but not release payment until Mr. Rioux is assured that all work is complete.

Mr. Noewatne reported that there are two change orders which have been presented by the contractor. One is for the replacement of two additional glass blocks and associated masonry work. Unit pricing was used to come up with the pricing.

The second change order from the contractor relates to rerouting storm water piping in the amount of \$25,387.31. Mr. Rioux offered that he does not feel that the contractor is entitled to compensation for this work. The plumber claims that in the rush to complete

the project before school opened the plumber took some liberties with respect to the routing of the piping. He claims that there was additional work and piping necessary to avoid some items on site. Work was complete and then two weeks later the plumber submitted the request for additional funds. There is no way that it can be verified that the work was done. The plumber should have asked for permission to proceed with the extra pipe if in fact it was necessary. Mr. Rioux commented that work should not commence until the change order is approved, at least on site.

Mr. Rioux informed the Commission that he sent a letter to the plumbing contractor informing him that his firm was not entitled to compensation for this work. After the letter, the plumbing contractor reduced the amount of the claim by several thousands of dollars.

It was the consensus of the Commission that this charge is not valid, and that even if it was, the charges are exorbitant—almost 25% of the original contract.

Mr. McCardle moved that the Public Building Commission reject the Change Order relating to additional piping and work at the Cheshire High School roofing project in the amount of \$25,387.31, based on Commissioners findings and the recommendation of the architect for the project. The motion was seconded by Mr. Brennan.

Discussion of Motion:

In response to a query from the Commission, Mr. Rioux stated that he was not aware that this extra work was done. Nothing was said at the time and no one knew of this situation. Mr. Rioux stated that no one saw or was informed of the work when it was complete.

Vote on Motion: Failed 0-6.

Mr. Rioux referred to an invoice from Silktown Roofing in the amount of \$42,933.33 for work on the CHS roof. He stated that he was out of his office last week when the invoice came in. He is in agreement that the invoice should be paid, however there is an issue with the installation and replacement of the fan which was referenced previously at this meeting.

Cost to replace the fan is approximately \$8,000. Mr. Rioux informed the Commission that the Department of Education staff fixed the fan without giving the contractor the opportunity to do so. Mr. Dan Marsiglia of the maintenance staff stated that his office was not notified at the time the problem was discovered.

Mr. Nash offered that there appears to be some culpability on the part of Town staff. Mr. Purtill requested the subcommittee to investigate this issue and make a recommendation to the full Commission. Mr. Marsiglia will discuss the matter with Mr. Noewatne.

Mr. Nash moved that the Public Building Commission approve payment to Silkton Roofers in the amount of \$42,933.33, subject to approval by Mr. Rioux and Mr. Noewatne that the project is complete. The motion was seconded by Mr. Barba and carried unanimously.

SENIOR CENTER ELEVATOR

Mr. Noewatne informed the Commission that the draft specs for the elevator have been submitted and he is requesting permission to move forward to develop a bid package for the project.

Mr. Barba moved that the Public Building Commission authorize Mr. Noewatne to develop a bid package for the Senior Elevator Project. The motion was seconded by Mr. Brennan and carried unanimously.

TURF FIELD INSTALLATION PROJECT

Mr. Behrer informed the Commission that the turf is currently being installed at the CHS field. Mr. Masciana presented a picture of the first piece of turf which has been installed. Mr. Noewatne reported that he attended the subcommittee meeting today. Half of the turf is on site and the other half will be delivered in a few days. It is hoped that the turf will be installed by October 14, in time for several events that weekend. Mr. Behrer noted that this is a “wish” timeframe and there is no guarantee that the installation will be complete.

Mr. Noewatne stated that the track portion will be patched with asphalt until the track is ready to be installed. It is hoped that the track will be complete by November 13. The project is on schedule. It is hoped that the annual Cheshire-Southington Thanksgiving day football game will be played on the new turf.

In response to a query from Mr. Crooker, Mr. Behrer responded that the turf field can be used before the track is complete. It cannot be used during the two-week period when the track is being installed.

Mr. Noewatne informed the Commission that there is a change order in the amount of \$175,000 to replace the track surface. This is a formality to authorize this part of the project to move forward. It has been approved as part of the Turf Project.

Mr. Barba moved that the Public Building Commission approve Change Order #1 in the amount of \$175,000 to replace the track as part of the Turf Field Installation Project. The motion was seconded by Mr. Brennan and carried unanimously.

Mr. Barba moved that the Public Building Commission approve Change Order #2 in the amount of \$14,470 for track asphalt seal and patching as part of the Turf Field Installation Project. The Board of Education will pay the overage of \$4,470

for this work. The motion was seconded by Mr. Brennan and carried unanimously.

Mr. Barba moved that the Public Building Commission approve Change Order #3 in the amount of \$2,200 for sleeves for the safety netting as part of the Turf Field Installation Project. Funds will come from the contingency fund for this project. The motion was seconded by Mr. Brennan and carried unanimously.

ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE

Mr. Noewatne informed the Commission that the Planning Committee of the Town Council heard a presentation from an energy performance contractor regarding this project. The committee will visit town offices in Farmington to learn more about this project, as they have been involved in this project for 1 ½ years.

Mr. Noewatne stated that this will be a stand-alone project, which relates to 23 different energy saving areas in each Town building. The project will utilize a design-build concept and will guarantee a certain amount of energy savings over a stated number of years. It is anticipated that the cost of the project will be paid for by the energy savings. There will be a third party verification of energy savings.

Mr. Masciana explained that the Town's costs are zero. If savings are not realized to the extent promised, the Town is reimbursed by the company. After 15 years the contract will be complete and the Town will continue to realize the energy savings. Or, at that time, another contract may be entered into because of new developments in energy saving products and processes.

MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT

Mr. Noewatne reported that final shop drawings have been received for the pool enclosure and air handler. There are three distinct phases of this project: The blower, and plans for this phase are good. The second part is the concrete work relating to the emergency support system which will go out to bid next week. The third part is the pool enclosure bubble itself.

Mr. Rioux reported that the specs for the bubble portion of the project came in as a 96-page brochure without any drawings or blueprints. It is only a descriptive narrative of the bubble. There is no way of verifying that the bubble will actually work, especially in light of the way the bubble needs to be attached to the concrete wall.

Commissioners questioned whether the contract actually spelled out "shop drawings" as the format for the bubble replacement documents. Mr. Noewatne and Mr. Rioux will check the contract and report back to the Commission. Mr. Noewatne stated that the

Town Attorney carefully reviewed the contract so he is fairly certain that it was specific in requesting shop drawings.

NEW BUSINESS

Mr. Masciani informed the Commission that there are four new projects that have been approved for PBC oversight:

- A project for roof repair at Cheshire High School and Highland School in the amount of \$125,000. This project will basically include the reseaming of the roofs. Mr. McCardle will chair this project and will be assisted by Mr. Palumbo.
- A project to repair/replace the utility tunnels at Cheshire High School in the amount of \$340,000. Mr. Masciana noted that there have been three proposals submitted for this work. Mr. Crooker will chair this subcommittee, and will be assisted by Mr. McCardle, Mr. Barba and Mr. Nash.
- A district-wide floor replacement project for the schools. This is part of the air-quality improvement initiative in the amount of \$270,000. Mr. Brennan will chair this project and will be assisted by Mr. Nash.
- An HVAC replacement project at Highland School in the amount of \$120,000. It may be necessary to request a bid waiver for this project. Mr. Barba will chair this project and will be assisted by Mr. Nash and Mr. Crooker.

Subcommittee assignments for the above projects will be discussed at the next meeting.

Mr. Purtill noted the necessity of changing the PBC Ordinance in order to fast track these projects. Otherwise there may be undue delay in moving these projects forward.

OLD BUSINESS

There was no old business to come before the Commission.

ADJOURNMENT

Mr. Barba moved that the Public Building Commission adjourn at 8:30 p.m. The motion was seconded by Mr. Goldberg and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission

Attest:

Susan F. Zwick

