

Public Building Commission
November 10, 2011
Regular Meeting
Town Hall, Council Chambers

Members Present: Mr. John Purtill (Chairman)
Mr. Mark Nash
Mr. Vincent Robitaille
Mr. Ronald Palumbo (arrived at 7:15pm)
Mr. Joseph Barba
Mr. Art Crooker

Members Absent: Mr. Keith Goldberg
Mr. James Brennan
Mr. Michael McCardle

User Members Present: Mr. Robert Behrer, Turf Field Project

Others Present: Mr. George Noewatne, Operations Manager, Public Works
Mr. Vincent Masciana, Board of Education
Mr. Dan Marseglia, Board of Education
Mr. Frank Biancur, Board of Education
Ms. Sheila Adams, Cheshire Pool
Mr. Denis Rioux, BL Companies

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. Purtill moved that the minutes of the Turf and Track Project meeting of October 4, 2011 be approved. Seconded by Mr. Robitaille and passed unanimously.

Mr. Nash moved that the minutes of the regular monthly meeting of October 4, 2011, be approved as published, subject to correction. The motion was seconded by Mr. Robataille and passed unanimously.

Mr. Crooker moved that the Turf and Track Project meeting of October 18, 2011 be approved. Seconded by Mr. Nash and passed 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

There was no general correspondence at this meeting.

CONSENT CALENDAR

Mr. Barba moved that the consent calendar be approved. Mr. Nash seconded and passed unanimously.

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtill stated that the commission still doesn't have the regulation completed and going forward, after 1st of year, there will need to be progress.

DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE

Mr. Nash reported that the change order from J.A. Rosa in the amount of \$4,659.70 which was tabled at the last meeting is now approved.

NORTON SCHOOL BOILER PROJECT

Mr. Noewatne advised that the project has now been completed.

CHS PARTIAL ROOF REPAIR/REPLACEMENT

Mr. Denis Rioux, architect for the CHS roof project, stated that the only outstanding piece on the roof is the installation of the two doors on the attic that was supposed to be done the week of the storm but still needs to be completed. Once that is done, this project will be complete.

SENIOR CENTER ELEVATOR

Mr. Robitaille stated that the bids are still being finalized with the attorney.

TURF FIELD INSTALLATION PROJECT

Mr. Behrer stated that the underlayment has been laid down for the track and the fence has been covered so when they spray it they won't get it on the field or on the fence. Progress has been hindered by weather conditions, but should be able to be done over the weekend, which is supposed to be nice. It is hoped that the Thanksgiving Day game can be played on it. The only thing to be done after that is the lines, but they will probably have to be done in the spring, which should not be a big deal.

Mr. Purtill asked if it made a difference having the lines done later, rather than right after topcoat has been done. Mr. Behrer responded that it hasn't been discussed, but tracks get lines repainted for lanes every couple of years anyway, so he's not sure if it would make a difference.

Mr. Behrer spoke to Mr. Noewatne about investigating the penalty clause, should it be necessary. Mr. Noewatne stated that it could be investigated. Mr. Noewatne also stated that the track installers have committed to being done by the November 16.

Mr Purtill asked if the delay on the track would affect use of field. Mr Behrer stated that the field is done and looks great and can be used; however no one can get to the field because the track cannot be crossed until topcoat has been done.

Mr. Behrer stated the field would be used for the Thanksgiving game, even if the track had to have a tarp put over it.

Mr. Noewatne brought up the subject of the Greensgroomer. There is a groomer that was specified in the contract with a value of \$2,873.90 and that has been stated by everyone involved that it's not the right type of groomer for the field. The recommended equipment is called Greensgroomer. The cost of the basic model is \$3,517.77 and the upgraded model of the Greensgroomer, which has tines that distribute the rubber and sand mix, has a cost of \$4,591.80. If the choice is made to upgrade, the value of the original model would be credited. Mr. Behrer stated that it would be best to upgrade to the greensgroomer with tines, which will cost an extra \$1,600.00, but would be well worth it. Mr. Behrer asked about the possibility of Milone and MacBroom chipping in for additional cost, since they were the ones that specified the original groomer, and it was agreed that Mr. Noewatne would speak to someone there.

ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE

There is no update at this time. It is still being discussed at Town Council.

MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT

A motion was made to go into executive session at 7:46pm . The commission came out of executive session at 8:58pm.

A request was made that Mr. Rioux to speak directly with the lightning manufacturer to determine if lights are acceptable for a pool (ie: appropriate for conditions), if the connectors are to be weatherproof, and photometrix to account for bottom 12 ft of bubble. It would also be required that the PBC have written documentation that confirms all of the above.

Motion made by Mr. Nash that no payment is to be made without proper documentation, including AIA form and approval of full PBC. Seconded by Mr. Barba and passed unanimously.

Motion made by Mr. Nash that the PBC needs to convey to Arizon that the blower unit is to be fully code compliant and to provide town with the proper proposal to do it that way. Seconded by Mr. Robitaille and passed unanimously. It was determined that Ms. Adams would be the point person when dealing with Arizon.

Motion by Mr. Crooker to authorize Arizon to continue fabrication of the bubble. Motion seconded by Mr. Palumbo and passed unanimously.

Motion by Mr. Palumbo requesting BL Companies to provide proposal for construction management . Motion seconded by Mr. Nash and passed unanimously.

ROOF RESEAMING

The Town Council will take this up at their meeting of November 15, 2011.

UTILITY TUNNEL IMPROVEMENTS/INDOOR AIR QUALITY REPORT

Mr. Masciana passed out papers showing the indoor air quality improvement plan. Items are still being actively worked on. Mr. Masciana also discussed a recent visit from representatives from the UCONN health center who did a review of the building and made some recommendations.

Regarding the utility tunnel, Mr. Biancur stated that 24 hrs is needed to shut down everything so members could go through the tunnel. The Friday after Thanksgiving was suggested and a meeting was set for November 25, 2011 at 8:00 am.

Discussion followed about safety inside the tunnel and the best way to navigate.

DISTRICTWIDE FLOORING REPLACEMENT

No status update

HVAC REPLACEMENT

The item Mr. Masicana was hoping to have for the PBC was an estimate from a DAS awardee for HVAC. The vendor was not able to get an estimator out. As of right now, there are two quotes to buy units to replace the old units. One is a Trane unit with a cost of \$70,000.00, another is a Nesbit with a cost of \$80,000.00. Both include the cost of unit and shipping. However, the installation is another \$15,000.00 (approximately). It was felt that there is not enough information at this time to make a motion.

OTHER ITEMS

Mr. Purtill stated that he will be away for the regularly scheduled meeting of December 7 and asked that meeting be moved to December 1. All members were agreeable.

ADJOURNMENT

Mr. Purtill moved that the Public Building Commission adjourn at 9:13 p.m. The motion was seconded by Mr. Robitaille and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission

Attest:

Stephanie Dunn