



PUBLIC BUILDING COMMISSION
Town Hall Council Chambers - 84 South Main Street
CHESHIRE, CT 06410
Wednesday, December 16, 2020 – 7:00 PM
Virtual meeting

(PER EXECUTIVE ORDER OF THE GOVERNOR OF CONNECTICUT)

Public access made available through live streaming on YouTube at https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw

Public comments accepted at Comments@cheshirect.org and by voice mail message at 203 271-6638. Video will be available on Channel 14 and on demand at www.cheshirect.org as soon as possible

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. PUBLIC ADDRESS
- IV. GENERAL CORRESPONDENCE
- V. APPROVAL OF MINUTES:
 - I. **Exhibit A:** Minutes – Regular Meeting Minutes November 18, 2020
- VI. MONTHLY FINANCIAL STATUS REPORT
- VII. CONSENT CALENDAR
- VIII. OLD BUSINESS
 - A. **Utility Tunnel Improvements at CHS (Mr. Clavet, Mr. Robitaille)**
 - 1) Geolnsight annual inspection report?
 - 2) Project update
 - B. **CHS ADA Interior Code Compliance (Mr. Arai, Mr. Bowman)**
 - 1) Council approved CO for Silver-Petrucelli for the rebidding and construction administration costs in the amount of \$5,900.00.
 - 2) Will rebid in January 2021. Construction is anticipated summer 2021.

C. Cafeteria Renovations – Highland School (Loading Dock Modifications and Replacement of Government Freezer) (Mr. Durkee, Mr. Clavet)

- 1) **Exhibit B**: Close-out report for review and approval

D. School Security Improvements – Districtwide (Mr. Clavet, Mr. Arai, Mr. Gusenburg)

- 1) Will rebid in January 2021.

E. Parks Bathroom Upgrades (Mr. Arai, Mr. McKenney)

I. Quinnipiac Park Bathroom

- 1) Project Budget \$250,000.00.
- 2) P & Z approval on December 2, 2020.
- 3) Will advertise construction in early 2021.

F. Districtwide Lavatory Improvements – (Doolittle Phase II) (Mr. McKenney, Mr. Clavet, Mr. Robitaille)

- 1) Project update

G. Cafeteria Renovations – Norton School (Mr. Durkee, Mr. Gusenburg, Mr. Bowman)

- 1) Project update

H. Locker Room and HVAC Improvements at Police Station (Mr. Durkee, Mr. Arai, Ms. Waldron)

- 1) Project budget \$1,400,000.00
- 2) Project update

I. HVAC Improvements – Cheshire High School (Mr. Clavet, Mr. Gusenburg, Mr. Durkee)

- 1) Project budget \$310,000.00
- 2) Legacy controls appropriation of \$100,000
- 3) Project update

IX. OTHER OLD BUSINESS OF THE PBC

X. NEW BUSINESS

1. Public Building Commission to verify subcommittee assignments

XI. ADJOURNMENT

PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting - Wednesday, November 18, 2020 - 7:00 P.M.
Board of Education - 29 Main Street

Members Present: Mr. Jim McKenney, Chair
Mr. Steven Durkee
Mr. Richard Clavet
Mr. David Arai
Ms. Diane Waldron
Mr. Don Nidoh
Mr. Phillip Bowman



Members Absent: Mr. Vincent Robitaille
Mr. Richard Gusenburg

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. McKenney called the meeting to order at 7:08 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

MOTION by Mr. Durkee to approve the minutes of the October 28, 2020 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. Durkee to approve the Consent Calendar.

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

VIII. OLD BUSINESS

A. Utility Tunnel Improvements at CHS

Mr. Clavet stated Geolnsight conducted the annual inspection and the report will be submitted in December.

B. CHS ADA Interior Code Compliance

Project will be bid in early January.

MOTION by Mr. Clavet to approve change order proposal for Silver-Petrucelli in the amount of \$5,900.00 for rebidding and construction administration for this project.

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

C. Cafeteria Renovations - Highland School (Freezer/Loading Dock)

This project is complete. The closeout report will be provided at the December meeting.

D. School Security Improvements - Districtwide

Mr. Clavet stated that he has been in contact with Friar Architecture in order to rebid the project in January 2021.

E. Park Bathroom Upgrades

Mr. Noewatne stated that the project will be reviewed by the Planning & Zoning Commission on Monday, November 23, 2020.

F. Districtwide Lavatory Improvements

The drawings for the Lavatory Improvements project were reviewed by the members of the PBC. Upgrading the existing bathroom will create a narrow corridor to access the bathroom which is a tight space. Alternative entrances will be considered before the plans are finalized. The Principal is unhappy with having to lose office space in order to expand the existing bathroom, however, there are no other options. A final subcommittee meeting may be scheduled.

G. Cafeteria Renovations

The equipment plan was distributed to members of the PBC. Further subcommittee review is necessary.

H. Locker Room and HVAC Improvements at Police Station

This project passed the referendum and an additional \$1,400,000.00 will be appropriated to this project. Mr. Durkee reports that the architect is working on the full design to include the lockers and the HVAC system.

I. HVAC Improvements - CHS

A subcommittee meeting will be scheduled after the Holidays.

IX. OTHER OLD BUSINESS OF THE PBC

There was no old business to report.

X. NEW BUSINESS

MOTION by Mr. Bowman to elect Mr. Durkee as the Vice Chairman of the Public Building Commission.

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

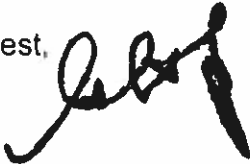
MOTION by Mr. Clavet to approve the 2020-2021 meeting dates.

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

XI. ADJOURNMENT

MOTION by Ms. Waldron to adjourn at 7:38 p.m.

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

Attest, 

George Noewatne, Director of Public Works and Engineering

GN/am

PUBLIC BUILDING COMMISSION - CAPITAL PROJECTS REPORT
TOWN OF CHESHIRE - ACTIVE REPORTS

REPORT DATE: 12/08/20

For PBC review on 12/16/2020

ACCOUNT/PROJECT NUMBER	DESCRIPTION	APPROPRIATION	TOTAL EXPENDITURES	REQUISITIONS/ ENCUMBRANCES	BALANCE
20400 5800 01122	CHS Utility Tunnel Repair	\$340,000.00	\$310,247.68	\$3,800.00	\$25,952.32
20400 5800 01117	CHS Interior Code Compliance	\$1,433,000.00	\$100,818.38	\$13,901.28	\$1,318,280.34
20360 5800 01280	Park Bathroom Improvements	\$37,486.64	\$34,191.64	\$0.00	\$3,295.00
20260 5800 01316	Park Bathroom Improvements (All Locations)	\$200,000.00	\$182,532.67	\$0.00	\$17,467.33
20100 5800 01303	Boiler Replacement - Fire HQ Annex / Police Station	\$180,000.00	\$163,463.00	\$16,537.00	\$0.00
20400 5800 01311	Cafeteria Renovations - Highland School (Replacement of Government Freezer)	\$184,145.00	\$181,397.20	\$2,747.80	\$0.00
20400 5800 01323	School Security Improvements (Districtwide)	\$1,090,000.00	\$47,149.54	\$8,826.46	\$1,034,024.00
20100 5800 01354	Lower Level Improvements at Police Station	\$400,000.00	\$7,237.00	\$63,000.00	\$329,763.00
20100 5800 01391	HVAC & Locker Room Improvements at the Police Department	\$1,400,000.00	\$0.00	\$0.00	\$1,400,000.00
20100 5800 01319	Roof Replacement at Library	\$182,000.00	\$171,384.52	\$0.00	\$10,615.48
20100 5800 01335	Library HVAC Replacements	\$213,000.00	\$204,950.00	\$3,748.00	\$4,302.00
20400 5800 01357	Cafeteria Renovations - Norton School	\$400,000.00	\$6,771.00	\$23,166.00	\$370,063.00
20400 5800 01196	Districtwide Lavatory Improvements	\$1,125,000.00	\$976,372.87	\$0.00	\$148,627.13
20400 5800 01358	District Lavatory Improvements	\$250,000.00	\$17,907.50	\$16,176.00	\$215,916.50
20400 5800 01359	HVAC Improvements - Cheshire High School	\$310,000.00	\$0.00	\$0.00	\$310,000.00
20260 5800 01355	Restroom Upgrades Quinimiac Park	\$250,000.00	\$9,788.75	\$4,211.25	\$236,000.00

PUBLIC BUILDING COMMISSION NOVEMBER CONSENT CALENDAR December 16, 2020 Regular Meeting

Invoices:	Invoice Date:	Invoice #:	Amount:
Locker Room and HVAC Improvements at the Police Department			
Jacunski Humes Architects, LLC	12/3/2020	Invoice # 20337	\$5,250.00
Lavatory Improvements - Doolittle School			
Silver-Petrucelli & Associates	11/1/2020	Invoice # 20-2604	\$942.50
Cheshire High School ADA Code Compliance Improvements			
Silver-Petrucelli & Associates	5/1/2020	Invoice # 20-1051	\$930.00

December 3, 2020

Invoice No. 20337

Mr. George Noewatne
Director of Public Works and Engineering
Town of Cheshire
84 South Main Street
Cheshire, CT 06410

RECEIVED
Town of Cheshire Public Works Dept.

DEC 11 2020

CHESHIRE, CT

Re: Locker Room and HVAC Improvements
Cheshire Police Department
500 Highland Avenue
Cheshire, CT
JH2020

INVOICE FOR PROFESSIONAL SERVICES RENDERED TO DATE

Schematic Design	\$ 7,000.00
Design Development	\$10,500.00
Contract Documents	\$35,000.00
Bidding	\$ 3,500.00
Construction Administration	<u>\$14,000.00</u>
Total Architectural Fee, Bid #1920-24	\$70,000.00
<u>Progress Billing to Date</u>	
Completion of Schematic Design and 50% of Design Development	\$12,250.00
Billing through November 2, 2020 Invoice	<u>(\$ 7,000.00)</u>
Total Now Due	<u>\$ 5,250.00</u>
Balance on Total Architectural Fee	\$57,750.00

Please make check payable to: **Jacunski Humes Architects, LLC**

INV.CHESHIRE02

C: Steve Durkee, via email

Silver Petrucelli & Associates, Inc.
 3190 Whitney Avenue, Bldg 2
 Hamden, CT 06518
 2032309007
 bpetrucelli@silverpetrucelli.com
 http://www.silverpetrucelli.com



Received
 Town of Cheshire Public Works Dept

NOV 19 2020

By: _____

INVOICE # 20-2604
 DATE 11/01/2020
 DUE DATE 12/01/2020
 TERMS Net 30

INVOICE

BILL TO
 Cheshire Public Schools
 George D. Noewatne, Jr.
 84 South Main Street
 Cheshire, CT 06410

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT

SP&A JOB NUMBER
 20.072

PROJECT MANAGER
 DP

ACTIVITY	FEE AMOUNT	RATE	AMOUNT
CD-Const Docs Construction Documents 100% completed, 5% billed this month	18,850	1.00	18,850.00
BID Bid Phase	1,650		
CA-Const Admin Construction Administration	5,900		
Total Fee Total Fee	26,400		
Add. Services Asbestos Pre-Renovation Inspection	7,683.50		
Previously Billed			-17,907.50
Lavatory Improvements in Doolittle Elementary School			
	BALANCE DUE		\$942.50

Silver Petrucelli & Associates, Inc.

3190 Whitney Avenue, Bldg 2

Hamden, CT 06518

2032309007

bpetrucelli@silverpetrucelli.com

http://www.silverpetrucelli.com



INVOICE

Received
Town of Cheshire Public Works Dept.

DEC 08 2020

BY: _____

INVOICE # 20-1051

DATE 05/01/2020

DUE DATE 05/31/2020

TERMS Net 30

BILL TO

Town of Cheshire/Public Works

Attn: George Noewatne

84 S. Main Street

Cheshire, CT 06410

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SP&A JOB NUMBER

18.005

PROJECT MANAGER

DP

ACTIVITY	FEE AMOUNT	RATE	AMOUNT
Design initial design and cost estimating phase	18,200	1.00	18,200.00
BID construction and bid document phase	30,900	1.00	30,900.00
CA-Const Admin Construction management phase 10% billed this month	9,300	0.10	930.00
CO1 Change Order #1 Code Conformance	6,148	1.00	6,148.00
Previously Billed			-55,248.00

Code Compliance Improvements at Cheshire High School

BALANCE DUE

\$930.00



"The Bedding Plant Capital of Connecticut"

TOWN OF CHESHIRE

Department of Public Works and Engineering
84 South Main Street, Cheshire, Connecticut 06410
Phone: 203-271-6650 Fax: 203-271-6659



DATE: November 25, 2020

TO: Sean Kimball, Town Manager

FROM: The Public Building Commission

SUBJECT: Project Completion Report – Cafeteria Renovations at Highland School
(Loading Dock Modifications and Replacement of Government Freezer)

DRAFT

The PBC project, Cafeteria Renovations at Highland School, is complete.

The Loading Dock Modifications and Government Freezer Replacement was approved in the 2018-19 Capital Budget and funded with a \$127,000.00 appropriation. An additional \$57,145.00 from the Board of Education Reserve Account and the Operating Budget for Building Repairs and Maintenance increased the total appropriation to \$184,145.00. The Town Council approved a bid waiver request from the Public Building Commission to hire Wojas Architecture, LLC for \$1,750.00 to perform a limited design scope for the project. This scope was later expanded.

The project was bid on July 8, 2019 and no bids were received. The bid language was revised and RPF # 1920-03 was rebid on August 12, 2019. Two (2) bids were received with the high bid of \$277,000.00 and a low bid of \$179,300.00 including alternates. John L. Simpson Company, Inc. was hired for a base bid of \$169,000.00 and alternate 1 for a canopy at \$4,450.00 for a total of \$173,450.00. The project was administered by Mr. Steve Durkee, Subcommittee Chair and Mr. Richard Clavet.

The final cost of the project including change orders was \$189,296.66. The available funding of \$184,145.00 was paid from capital account #20400-5800-01311. The Cheshire Public Schools paid the remaining \$5,151.66.

Substantial completion of the project was June 15, 2020.

PROJECT SUMMARY

Loading Dock Modification and Replacement of Government Freezer Highland School	
Total Revised Appropriation:	\$184,145.00
Total Expended:	\$184,145.00
Remaining Funds:	\$0.00
Account Detail:	
VENDOR:	PAYMENTS:
John L. Simpson Company, Inc. and Alternate #1 Canopy. (This amount includes all change orders):	\$178,880.50
CO #1 Fire Sprinkler behind freezer	\$2,116.00
CO #2 Sand and Prime Roof Deck	\$6,017.20
CO #3 Awning & Railing Mods	\$1,509.61
Wojas Arch LLC Original Design Services	\$1,750.00
Wojas Arch LLC (Additional services for Re-Bid)	\$3,170.00
Legal Notice 1920-01 (Original Bid/No Submissions)	\$163.00
Legal Notice 1920-03 Re-Bid	\$181.50
TOTAL	\$184,145.00
Project overage paid by Cheshire Public Schools	\$5,151.66

Suggestions for Improvements:

Consider bidding school construction projects in the winter while contractor availability is plentiful. In addition, ensure that the proposed project budget matches the scope of work. Lastly, hire an architect well in advance of the construction phase of the project so that building code and fire code compliance can be addressed during design.

Recommendations:

The Public Building Commission highly recommends Wojas.Arch, LLC for future projects. The firm is reliable and their design fees are fair.

GN/am

CC: James Jaskot, Director of Finance
 The Public Building Commission
 Vin Masciana, Cheshire Public Schools

PUBLIC BUILDING COMMISSION
Districtwide Lavatory Improvements
Subcommittee Meeting Minutes - Thursday, December 3, 2020
Doolittle Elementary School -735 Cornwall Avenue, Cheshire, CT 06410



Members Present:

Mr. Richard Clavet

Additional Present:

Ms. Amy O'Brien, CPS

Mr. Vin Masciana, CPS

Mr. George Noewatne, Director of Public Works and Engineering

Mr. Daniel Bombero, Capital Projects Manager

Mr. Ryan Haley, Silver Petrucelli

Mr. Clavet called the meeting to order at 3:35 PM. No quorum was established.

The subcommittee reviewed and discussed the bathroom access and design layout.

After a lengthy discussion, the group concluded there were **no** other options for access to the bathroom other than the existing common hallway.

Cheshire Public Schools will install a camera, in the hallway leading to the bathroom, for the purpose of monitoring the area.

The meeting was adjourned at 4:11 PM.

Attest,



George Noewatne
Director of Public Works & Engineering