

MINUTES OF THE CHESHIRE PUBLIC BUILDING COMMISSION MEETING HELD ON THURSDAY, DECEMBER 1, 2011 AT 7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Members Present

Chairman John Purtill; Joseph Barba, Art Crooker, Mark Nash, Keith Goldberg.

Absent: James Brennan, Michael McCardle, Vincent Robitaille, Ronald Palumbo

Staff: George Noewatne, Deputy Public Works Director

Guests: Dennis Rioux, BL Companies; Dan Marseglia, BOE; Vincent Masciana, BOE; Frank Biancur, BOE; Robert Behrer, Turf Field Project

I. ROLL CALL

The roll was called and a quorum was determined to be present.

The group Pledged Allegiance to the Flag.

II. APPROVAL OF MINUTES – November 10, 2011 Regular Meeting; School HVAC Replacement & Repair Subcommittee Meeting, November 21, 2011; CHS Tunnel Subcommittee Meeting November 21, 2011.

MOTION by Mr. Barba; seconded by Mr.Nash

MOVED that the minutes of the November 21, 2011 Regular Meeting be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Nash; seconded by Mr. Barba

MOVED that the minutes of the November 21,2011 HVAC Replacement & Repair Subcommittee Meeting be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Nash; seconded by Mr. Goldberg

MOVED that the minutes of the November 21, 2011 CHS Tunnel Subcommittee Meeting be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

III. PUBLIC ADDRESS

Chairman Purtill invited members of the audience to address the Commission.

IV. GENERAL CORRESPONDENCE

Chairman Purtill read a letter of resignation to the Commission into the record from Michael McCardle.

Chairman Purtill accepted Mr. McCardle's resignation, with regret.

V. MONTHLY FINANCIAL STATUS REPORT

The report will be sent via e-mail to the Commission members.

VI. CONSENT CALENDAR

MOTION by Mr. Nash; seconded by Mr. Barba

MOVED that the Consent Calendar, as attached, be approved.

VOTE The motion passed unanimously by those present.

VII. TOWN ATTORNEY LEGAL ISSUES – PBC Regulation Review meetings
To be scheduled.

VIII. PROJECTS

1. Food Service Upgrade at Dodd Middle School (Keith Goldberg)

a. Sprinkler warranty update

Mr. Goldberg stated that this project has been completed.

2. CHS Partial Roof Replacement (Keith Goldberg)

a. Door installation scheduled for November 22, 2011

Mr. Noewatne stated that the door is a change order already approved, and it is 90% done, and only needs finishing and hardware.

b. Fan Issue

c. Exhaust

MOTION by Mr. Goldberg; seconded by Mr. Nash.

The PBC declines to take any action against Silktown Roofing for the replacement of the kitchen exhaust fan, but it does endorse reimbursing the Cheshire Public School System for the actual replacement cost which amounts to \$6,309.50.

VOTE The motion passed unanimously by those present.

3. Senior Center Elevator (Vincent Robataille)

a. Bid being finalized.

This project is underway.

Mr. Noewatne reported that the finalization of the bid documents is being handled by the Town Attorney. Staff will be meeting with the Town Attorney to get the bid out over the winter.

4. Turf Field Installation (Bob Behrer)

a. Track completed November 21, 2011

Mr. Behrer (Turf Field Project Committee member) informed the Commission that the project is not entirely done yet. The RAM football team played on the turf field on Thanksgiving Day. There are points on the punch list to be completed, and when everything is done, Mr. Masciana will send an e-mail. The punch list includes odds and ends, training, manuals, and 100 s.f. of turf material for repairs.

With regard to the 100 s.f. of turf material for future repairs, Mr. Masciana stated that he spoke with Milone and MacBroom about this issue. It is uncertain if there is enough material. The repairs are under warranty. Material will be brought to the site and must meet our requirements. All bills are up to date on this project, and the last dollars will be released when the project is signed off on.

5. Energy Performance Contracting Selection Committee (Mark Nash)

**a. Council Planning Committee fore 11/17/11 was cancelled
New date to be announced.**

Mr. Noewatne advised that the Planning Committee meeting for 12/8/11 has been cancelled and a new date will be set for a presentation by Amerisco.

6. Town Pool Enclosure Subcommittee (Keith Goldberg)

a. Status update

Mr. Purtill reported that the bubble is under construction, and has been approved by the Town's consultant. The blower unit has questions about specifications for the unit, and what they were supposed to be. The consultant and building official felt the blower needed to be structured to provide considerably more blowing capacity than was intended, by a factor of about 50%. There is a stalemate and back and forth between the Town and the contractor. It was felt by the Town that the contractor/manufacturer had an obligation to fulfill the building code. However, there is sufficient gray area on this issue. There is, probably, no practical way the Town can enforce the requirement that they provide something with the building code. The subcommittee has determined that it will accept the blower that is under construction. As soon as feasible, the Commission has to decide what needs to be done next on this issue.

The blower will be under a temporary certificate of occupancy for a period of time until the building official determines humidity, heat reclamation, fresh air, recycling air, etc. The temporary c/o is renewable for periods of time. These things will not be resolved before the target date of getting the bubble installed and up and running. After the bubble is installed and running, the PBC needs a charge from the Town Council to go into phase #2 which the PBC feels should be an engineer phase with a firm amount of front end specification provision.

The estimated date for reopening the pool is mid-December. The bubble is on track, but whether the bubble unit is on track is doubtful at this point.

Mr. Noewatne said a letter will be sent to the manufacturer to go ahead and to emphasize timely performance.

7. Roof Reseaming Repairs – Highland and CHS (Mike McCardle)
a. Council approved award to New England Masonry and Roofing at November 15, 2011 meeting.

b. BOE is scheduling roof seaming at Dodd Middle School as soon as possible, approximate cost \$90,000.

Mr. Marsaglia passed out photographs taken on November 21, 2011 of the re-seaming work done at Dodd Middle School. The work is about 3/4 complete, with a crew of 18 men working Friday through Sunday. They ran out of material, tapped out the supplier, and more material is expected on Friday, with the crew back on the job over the weekend. It is not only re-seaming, but quite extensive. All the curbing, flashing, roof drains are checked; roof drains are cleaned; holes, slits in the rubber are taken care of; and it is a thorough restoration. When the work is done the life of this roof is extended 5 to 10 years at a cost of about \$90,000. The photographs submitted show the seams washed, primed, and overlay placed on the roof (peel and stick).

There is a small roof over the alcove in the court yard which is beyond repair, and this must be replaced. The decking is also in poor shape and must be replaced. Including this cost of about \$15,500, the project is still at about \$90,000 with a \$125,000 appropriation. There are no outstanding issues, and Mr. Marsaglia noted that the company has done great work. He inspected the roof yesterday with the vice president of the company, and the project should be completed next week.

Regarding a warranty on the re-seaming, Mr. Marsaglia said he does not believe there is such a warranty for roof repair. The charge for the work has the roof broken down into sections by warranty, and this is how the proposal was submitted.

Mr. Noewatne said this has been done on some other Town buildings, and is standard industry practice to extend the life of a roof.

8. Utility Tunnel Improvements at CHS (Art Crooker)
a. Status update

Mr. Crooker informed the Commission that he and Mr. Nash were down in the tunnels last Friday, and did an inspection to get an idea of what we are looking at. There are water problems on the side of the building which is flooding the tunnels.

Mr. Marsaglia reported that the north side work should be finished next week. During the recent heavy rain the area was rapidly filled with water. One of his men took photographs which showed the water cascading down the wall. A drain was installed and stone cut across the driveway to the other side of the driveway. There is a natural swale where the mouth of the pipe comes out of the embankment, and now the water along the foundation will be able to be discharged on the other side of the driveway. This was all done prior to pouring the footings in the walls. The wall was water proofed, and a water proof board was put on the foundation before back filling.

With regard to this project, Mr. Purtill asked if the PBC must come up with a scope of work and if a design professional is needed.

Mr. Noewatne said PBC must go out for public advertising for the work.

There are three firms involved which will be paid to look at the work, and Mr. Crooker advised that three proposals were received. The proposals were from Loureiro Engineering Associates at \$11,000+ camera work, HRP Associates at \$42,000, and Geosight. The subcommittee will evaluate options and report back to the PBC when they have a recommendation. Last week it was learned that the drain pipes are all fine.

Mr. Noewatne said this will be a design-build project.

Mr. Masciana stated that three bids were received from firms recommended by Gil Cormier, the environmental specialist/consultant. The project has not gone out to bid. The firms toured the building, spoke with maintenance staff, and then submitted proposals for review and the selection process. The PBC has its own process which does require, unless a waiver is recommended to the Town Council, that this be a public bid. This is not what the Charter says. The Charter does allow PBC to select professionals (architects, engineers, lawyers) and negotiate. We are looking for a series of recommendations, as we do not know the ultimate solution.

There are three key things which are needed. 1) Stop water around all the tunnels and what is happening in terms of water penetration. 2) A solution to vent any air in the tunnels up above the roof line...which has been done on a temporary basis. 3) Can the dirt floor be covered or out of play since water and dirt do not make for a good environment.

The ultimate solution is unknown at this time, but Mr. Masciana said engineering professionals must be brought in for recommendations.

Mr. Purtill said we need to determine the scope of work, and this must be done by a design professional or equivalent, through a process of selection by interview.

According to Mr. Noewatne, an RFP would have to be done for the professional services. The PBC regulations require a formal RFP, advertising and receipt of proposals, making a short list and interview the firms.

Another option is to go for a waiver from the Town Council, and Mr. Masciana said he is comfortable with the recommendations of the firms from Mr. Cormier. The selection process must still take place. The three firms asked the right questions, are well qualified, and the PBC must review and make the selection.

Mr. Purtill clarified that Mr. Masciana does not believe more people must be solicited to come and talk to the PBC...and that the selection should come from the three firms which submitted proposals.

The prices submitted were stated by Mr. Crooker – HRP, \$42,900, Loureiro, \$11,500 + \$17,050 for the camera survey, Geoinsight did some work already, and their preliminary estimate was \$625,000 for the entire project.

Based on their initial review, Geoinsight gave an estimate of \$40,000 for their fee plus construction costs. Mr. Masciana said that these firms can be brought in and PBC can negotiate with them for the prices, and get the company with the best fit.

Mr. Purtill suggested that among these three documents there is the basis to determine the scope of services. Then, ask the firms to come in, ask them what they are going to do, their qualifications, where they have done this before, etc. Then, get the final cost for the scope of services. From what he has seen there are three different scopes of services, and the Town should determine the scope of service, not the consultant.

Stating that this is a pressing issue, Mr. Masciana said there is other work being done through the operating budget for repairs and improvements to air quality. In the early part of the new year, there can be a meeting with the firms, interview them, and go forward with a decision from there.

If a waiver is being requested, Mr. Masciana said it is not significant, and these are qualified firms. He is uncertain if the PBC must go through the Council to get through the process.

The recommendation of Mr. Noewatne is to get the three names of the firms before the Council sooner than later for approval.

Mr. Purtill asked if the PBC is within its authority to develop an RFP and send it to a sufficient number of pre-qualified candidates.

They can be pre-qualified but Mr. Noewatne said everything must be done publicly, with an ad out at some point.

- b. Subcommittee meeting scheduled for November 21, 2011 and November 25, 2011.**

9. Districtwide Flooring Replacement/Indoor Air Quality Improvements (Jim Brennan)

- a. Status update**

Mr. Marsaglia stated that after the holidays prices will be secured for the flooring for installation in summer 2012.

10. HVAC Replacements (Joe Barba)

- a. Status update – Subcommittee meeting scheduled for November 21, 2011.**

- b. Motion to request bid waiver from Town Council?**

Mr. Barba reported that two quotes were received, \$90,000 from Nesbitt, and \$70,000 from Trane Company. The committee recommends awarding of the units to Trane Company. As soon as the BOE gives three required installers, this will be addressed.

According to Mr. Noewatne, this will have to go to the Town Council as a waiver. There was selection from several reputable suppliers, and there were two qualified vendors.

Two proposals for the unit were received, and Mr. Marsaglia said they were from Trane and Nesbitt. For installation there is a proposal from White Bowman which includes crane service and MDL which includes crane service. Additionally, staff has talked to another company, Central Mechanical Services, from the state wide web site, which is an awardee and has a State DAS contract number. This firm is interested in doing the job. There is a site meeting at Highland School on Friday, December 2nd to see the unit and determine what is involved in the installation. The firm has assured the BOE that a quote will be received from them within a week. This bid could be presented to the subcommittee. This gives PBC the option to look at a company with a State DAS number, and review their recommendations. Mr. Marsaglia looked at the State web site for companies with DAS numbers, particularly local companies, and this company is in Cromwell, CT. He will be discussing with the company the back-up unit installation or just installation with separate units.

IX. NEW BUSINESS
Proposed Meeting Schedule 2012-2013.

This agenda item will be taken up at the January 2012 meeting.

X. ADJOURNMENT

MOTION by Mr. Goldberg; seconded by Mr. Nash.

MOVED to adjourn the meeting at 7:58 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk