

Public Building Commission
January 4, 2012
Regular Meeting
Council Chambers Town Hall

Members Present: Mr. James Brennan (Secretary)
Mr. Art Crooker
Mr. Keith Goldberg (Vice Chairman)
Mr. Mark Nash
Mr. Vincent Robitaille

Members Absent: Mr. Joseph Barba
Mr. John Purtill (Chairman)
Mr. Ronald Palumbo

User Members Present: Mr. David Gavin, Energy Commission

Others Present: Mr. George Noewatne, Operations Manager, Public Works

Mr. Goldberg 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. Goldberg 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. Nash moved that the minutes of the regular monthly meeting of December 1, 2011, be approved as published, subject to correction.

Corrections: Page 2, Food Service Upgrade, replace Mr. Goldberg with *Mr. Nash* in both lines.

The motion to approve the minutes, as amended, was seconded by Mr. Brennan and 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. Discussion ensued regarding funds remaining to complete current projects.

CONSENT CALENDAR

Mr. Rioux requested that the invoice from Silktown Roofing be removed from the Consent Calendar due to a mistake in one line item where two numbers were transposed.

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

I. CHS TRACK AND TURF

Milone & MacBroom, Invoice 58205	\$170.00
RAD Corporation, Application #5	\$48,183.04

II. Pool Bubble Replacement

BL Companies, Invoice 11D0951-2	\$3,586.13
BL Companies, Invoice 11D1951-3	\$1,395.88

III. Districtwide School Roof Maintenance

New England Masonry & Roofing, Inv. 110970	\$15,540.00
New England Masonry & Roofing, Inv. 110971	\$72,474.00

The motion to approve the Consent Calendar as amended was seconded by Mr. Robitaille and carried unanimously.

REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

The process of reviewing the PBC Regulations is ongoing and more meetings will be scheduled with Mr. Purtill, Mr. Michelangelo and Attorney Lord.

DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE

Mr. Rioux informed the Commission that there is a warranty issue that has arisen at Dodd. The epoxy paint on the kitchen floor is peeling in some areas and needs to be addressed. There is a possibility that it was not primed properly. The subcommittee is confident that the contractor will return and correct the problem. There is a one-year standard warranty on the paint.

CHS PARTIAL ROOF REPAIR/REPLACEMENT

Mr. Goldberg informed the Commission that the CHS roof is complete, pending final payment and receipt of necessary paperwork. The maintenance staff has checked the roof and the doors and does not find any problems.

Mr. Dan Marseglia thanked the Commission for their work on this project on behalf of the School Board.

POLICE DEPARTMENT ROOF REPAIR/REPLACEMENT

Mr. Goldberg advised that he has received the contract with BL Companies for review. Mr. Noewatne sent the document to members via e-mail, and he recommends that the company be hired to do the necessary roof work at the police department.

In response to a query from Mr. Goldberg, Mr. Nash responded that the roof replacement relates to the old part of the building, as well as the elevator hatchway roof, which is in poor condition.

Mr. Nash moved that the Public Building Commission approve the contract between BL Companies and the Town of Cheshire for work related to the Cheshire Police Headquarters roof, and forward same to the Town Council for approval. The motion was seconded by Mr. Crooker and carried unanimously.

SENIOR CENTER ELEVATOR

Mr. Robitaille informed the Commission that the design of this project will be presented to the Town Council at their January 10 meeting. Mr. Noewatne noted that this is a performance spec which will have to go out to bid. The project will be placed out to bid upon Town Council approval of the design specs.

TURF FIELD INSTALLATION PROJECT

Mr. Noewatne stated that the turf and track project is complete with the exception of some touch up painting which will be completed in the spring. A retainage of \$5,298.12 will be withheld for the unfinished work.

Mr. Masciana commented that all parties are pleased with the track and it is expected that once spring arrives the track and the turf field will be in almost constant use. Money has already been generated by allowing the field to be used by an outside source. The drainage is excellent and Mr. Masciana stated that all operations manuals and as-built drawings have been submitted. The project was very successful.

ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE

Mr. Noewatne informed the Commission that the Town Council met with Ameresco Energy Company to discuss the scope of the project relating to energy savings at town buildings. This was a question and answer session designed to learn more about the plan to save energy. There will be another Planning Committee meeting in January.

MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT

Mr. Goldberg noted that there has been a lot of correspondence relating to the installation of the bubble. It has been decided that the original plan will be followed, with the Building Official overseeing each stage. The issue of dehumidification will be handled in the spring.

Mr. Goldberg invited Commissioners to view the bubble being installed. With good weather permitting, installation will take place by February 1 and Mr. Goldberg will notify Commissioners of the exact date.

Mr. David Gavin of the Energy Commission addressed the Commission and stated that he felt that the energy information which he received was totally unrealistic. Mr. Goldberg stated that discussion regarding this issue took place in Executive Session of the Town Council. The subcommittee voted to accept the plans as presented.

ROOF RESEAMING REPAIRS—HIGHLAND AND CHS

Mr. Marseglia informed the Commission that the work on the roof at Dodd Middle School has been completed satisfactorily. He is very pleased with the workmanship of the company.

Roofing work at the portable classrooms at Highland School is in progress, and there are six more vents to install. It was necessary to change the profile of the roof vents. The project would have been completed today, but the severe cold weather caused a slight delay in the project. Commissioners were invited to attend the inspection when the roof is complete.

Mr. Marseglia stated that it was necessary to install 150 ft. of fascia, which will add to the cost of the project. Final figures will be presented at the next regular meeting.

The next phase of the project is roofing over a connecting roof at Norton School. The roof connects the library to the regular part of the building and is in dire need of replacement.

UTILITY TUNNEL IMPROVEMENTS

Mr. Noewatne stated that the scope of the work relating to the utility tunnels at Cheshire High School is being defined, and will result in an RFP which will be sent out. It is recommended that an engineer be retained to put together a design/scope of work to resolve this issue.

Mr. Masciana noted that the Department of Education obtained three quotes from engineers who do this type of work, which relates to properly venting the utility tunnels. The process of the PBC requires that the project be placed out to bid.

It was noted that as a result of recent rains there was water leaking into the tunnels. Work was done to resolve this issue, including waterproofing, installation of pipe and stone as well as discharging water away from the building. Mr. Masciana stated that the job is complete hopefully will alleviate some of the problems.

In response to a query from Mr. Goldberg, Mr. Masciana stated that there is an allocation of \$350,000 to solve the problems with the tunnels. It is necessary to retain the services of an engineer to determine how to address the tunnel issues.

Mr. Gavin offered that it would be a good idea to get a third party opinion on this project, as the Town does not have the necessary expertise in house.

Mr. Nash moved that the Public Building Commission authorize the Town Engineer to send out a Request for Proposals for the design of improvements to the utility tunnels at Cheshire High School. A fourth item is to be added to the proposal that cost estimates are to be supplied for each item. The motion was seconded by Mr. Robitaille and carried unanimously.

FLOOR REPLACEMENT/INDOOR AIR QUALITY IMPROVEMENTS

Mr. Masciana stated that these will be summer projects and the process will begin sometime in February.

HVAC REPLACEMENTS

Mr. Nash informed the Commission that he has been in discussion with Mr. Crooker and Mr. Michelangelo regarding this project. There is a possibility that the Trane equipment, which has been deemed preferable, can be purchased by the Town and a firm hired to do

the installation. That would require a waiver of the bidding process by the Town Council. It is anticipated that the cost savings would be approximately \$13,000. Mr. Marseglia stated that the current unit will be removed and replaced with a natural gas unit, as there is gas available in the building.

Mr. Gavin inquired as to whether there is any energy savings from going from an electrical unit to natural gas. In response to a query from Mr. Goldberg, Mr. Marseglia stated that it will be necessary to retain the services of an electrician to perform the installation. Although there has not been a formal quote yet, he estimates electric costs to be in the neighborhood of \$2,000 to \$3,000.

Mr. Nash moved that the Public Building Commission request that the Town Council approve the purchase of the Trane unit at a cost not to exceed \$6,960 and to retain the services of White Bowman to perform electrical services at a cost not to exceed \$3,000. The motion was seconded by Mr. Brennan and carried unanimously.

In response to a query from Mr. Goldberg, Mr. Marseglia stated that the lead time for the Trane unit is approximately eight weeks.

NEW BUSINESS

Mr. Brennan moved that the Public Building Commission approve the meeting dates for 2012 as presented, as follows:

Wednesday, January 4, 2012
Wednesday, February 1, 2012
Wednesday, March 7, 2012
Wednesday, April 4, 2012
Wednesday, May 2, 2012
Wednesday, June 6, 2012
Wednesday, July 11, 2012 (due to July 4 holiday)
Wednesday, August 1, 2012
Wednesday, September 5, 2012
Wednesday, October 3, 2012
Wednesday, November 7, 2012
Wednesday, December 5, 2012
Wednesday, January 2, 2013

The motion to approve the meeting dates was seconded by Mr. Nash and carried unanimously.

OLD BUSINESS

There was no old business to come before the Commission.

ADJOURNMENT

Mr. Nash moved that the Public Building Commission adjourn at 8:20 p.m. The motion was seconded by Mr. Goldberg and carried unanimously.

Respectfully submitted,

Mr. Keith Goldberg, Vice Chairman
Public Building Commission

Attest:

Susan F. Zwick