

Public Building Commission
February 1, 2012
Regular Meeting
Council Chambers Town Hall

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

Members Absent: Mr. Ronald Palumbo
Mr. Keith Goldberg

User Members Present: Mr. Robert Behrer, Pool Enclosure Project

Others Present: Mr. George Noewatne, Operations Manager, Public Works
Mr. Dan Marseglia, Department of Education
Mr. James Sima, Town Council Liaison

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. Nash moved that the minutes of the regular monthly meeting of January 4, 2012, be approved as published, subject to correction.

Corrections: Page 6, Third paragraph, motion should read, ".....purchase of the Trane unit at a cost not to exceed \$69,000 and to retain the services of White Bowman to perform electrical services at a cost of \$3,000 and to *retain the services of Clark Electrical for installation at a cost not to exceed \$10,000.*"

The motion was seconded by Mr. Purtill 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.

CONSENT CALENDAR

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

I. TOWN POOL ENCLOSURE PROJECT

BL Companies, Invoice 11DA951-4	\$575.49
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The motion 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

PBC regulation review is an ongoing project and subcommittee meetings will be scheduled to move this project along.

SENIOR CENTER ELEVATOR PROJECT

Mr. Robitaille informed the Commission that design of the project was approved by the Town Council at their January 10 meeting. Mr. Noewatne stated that his office is in the process of preparing the bid documents which should go out next week. The scope of the project is broad in order to obtain some creativity among professionals responding.

PD ROOF REPLACEMENT PROJECT

Mr. Noewatne informed the Commission that the project is in design phase and BL Companies is actively working on design. Drawings should be available by the next meeting.

TURF FIELD INSTALLATION PROJECT

Mr. Noewatne stated that the project is basically complete, with the exception of some minor touch up painting on the track which will be completed in the spring. The Board of Education has accepted the track project and it is in use. There is retainage being held from the contractor for the track which will be released in April or May upon completion of all work. Commissioners commented that this project was a great success, both for the track and the turf installation.

In response to a query from Mr. Purtill, Mr. Noewatne stated that all as-built drawings and other documents have been received and are on file. Mr. Sima inquired as to where the extra turf is being stored. He noted that it should be stored outside so the color remains the same as the field if pieces are needed for replacement. Mr. Behr noted that the contractor left approximately 100 s.f. of turf. Anything needed that is larger than that will be installed by the contractor. Mr. Marsiglia will check on the location of the extra turf.

Mr. Behrer requested that funds remaining in the Turf Project be returned to the Turf Fund Committee for use with related initiatives. He noted that these are private funds which were donated to the project and were kept as a contingency.

Mr. Behrer moved that the Public Building Commission release approximately \$25,000 of contingency remaining in the Turf Fund Project, pending final computations of the project by the Finance Department. The motion was seconded by Mr. Purtill.

Discussion of Motion:

Mr. Behrer explained that the Turf Fund Committee was required to provide contingency funds for the project. Now that the project is complete, the committee would like the funds released for use in other areas. A portion of the funds will be used for the bricks that will be installed which were donated to the project. Mr. Behrer would like to begin the process of receiving those funds from the project account balance. These funds were included as retainage in the project budget.

In response to a query from Mr. Purtill, Mr. Noewatne stated that there is no need to keep the retainage funds, as the project is complete and now under warranty and he does not see any reason to retain these funds. Mr. Noewatne noted that the final accounting for this project will be complete in the next few days. Returning funds will have to go to the Town Council for approval.

Mr. Sima offered that the return of funds must be contingent upon the completion and acceptance of the project. Mr. Behrer requested that acceptance of the project be in writing. It was noted that Milone and MacBroom has signed off on the project.

Vote on Motion: Carried unanimously.

Mr. Behrer thanked the Commission for their assistance in completing this project.

ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE

Mr. Nash informed the Commission that the Town Council Planning Committee met on January 18, 2012 and voted to go forward with the investment grade audit of all town buildings, which was approved by the Town Council at their January 24 meeting. Mr. Nash stated that he was not aware of the meetings and would have liked to have attended. Cost of the audit will be \$49,611 and will be performed by Ameresco, Inc. Areas where Energy savings can be instituted will be identified. Energy savings projects will be undertaken and will be paid for by the money saved.

MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT

Mr. Noewatne informed the Commission that the pool bubble has been erected and the support system is currently being installed. Equipment is beginning to be moved into the building and it is expected that the pool will open on February 7. The structure needs to be inspected by the Building Official and the Fire Marshal before it can be used.

Mr. Noewatne stated that the dehumidification issue must be addressed in the near future. There is a temporary Certificate of Occupancy, but the permit states that the dehumidification issue must be addressed. Mr. Rioux commented that the timeline for the dehumidification issue being addressed depends on the wording of the temporary Certificate of Occupancy, as it may be only good until the end of the season. At that time it will be necessary to either obtain a modification or to address the dehumidification issue.

In response to a query from the Commission, Mr. Rioux estimates that the cost to fix the dehumidification issue may range from \$150,000 to \$250,000. It will be necessary for the Town Council to approve funds for that part of the project. Mr. Palumbo and Mr. Robitaille will serve on the subcommittee to address that issue.

ROOF RESEAMING REPAIRS—HIGHLAND AND CHS

The project is complete with the exception of the Norton School library connector roof which will be replaced in the spring. There was additional work required on this project to replace rotted deck and fascia and for stud replacement.

Mr. Barba moved that the Public Building Commission approve a change order from New England Masonry & Roofing Co., in the amount of \$2,231.00 for work related to replacing roofing deck and fascia. The motion was seconded by Mr. Nash and carried unanimously.

Mr. Purtill moved that the Public Building Commission approve Invoice 111072 of New England Masonry & Roofing Co., in the amount of \$28,121.00 for work relating to the roof Re-seaming Repairs Project. The motion was seconded by Mr. Barba and carried unanimously.

UTILITY TUNNEL IMPROVEMENTS CHS

Mr. Noewatne informed the Commission that work is continuing in the tunnels at Cheshire High School. He stated that the RFP for further tunnel work is being finalized and will be publicly advertised next week.

Mr. Marsiglia commented that most of the steam pipes in the tunnel have been reinsulated, but physical inspection has not been completed. A few pipes still need to be insulated.

FLOOR REPLACEMENT/INDOOR AIR QUALITY IMPROVEMENTS

Mr. Noewatne stated that this is an ongoing project and nothing has been finalized to date.

HVAC REPLACEMENTS

Mr. Sima addressed the Commission and stated that the Town Council entertained the request from the Commission to waive the bidding process to purchase the Trane unit directly. This was brought up at the last Town Council meeting, and Mr. Sima stated that the Council tabled the request.

Mr. Sima informed the Commission that he contacted the Trane Company last week and was told that there were only a couple more days left to order the unit to have it delivered by the third week in April, which is when it is expected to be installed. The company informed him that they may not hold their price if the unit is not ordered soon. Since there is now no urgency to place the order without a bid waiver, the Town Council feels that the order can go through the normal bidding process.

Mr. Sima inquired of the Commission if they feel that they can get the same price from Trane through the bidding process. Mr. Noewatne commented that there were other units investigated, and found to be much more expensive than the Trane unit. He stated that these were bids from other companies. There is an anticipated savings of \$13,000 by purchasing the Trane unit directly from the company.

Mr. Marsiglia stated that the Department of Education did request bids for the unit and the least expensive was the Trane unit. There has been a sense of urgency for this project because the maintenance personnel have been concerned that the current unit will not

survive the current heating season. This has been somewhat allayed with the current mild winter.

It was also stated that White Bowman was the contractor who quoted the lowest price to do the installation. Mr. Purtill stated that the Commission has done due diligence regarding the purchase of this unit and feels that the Town Council should support the request to purchase the Trane unit.

Mr. Nash commented that the Commission has gone through the proper process with regard to the Trane purchase. It would not be sensible to go through the whole bidding process when the lowest price is already in place. This would involve increasing the cost of the project in that the Trane price may increase, and there are no other suppliers out there who can supply the unit at a cheaper cost.

Mr. Marsiglia commented that although the Department of Education did not place the unit formally out to bid, other bids were obtained and found to be much higher than the Trane unit. Mr. Sima responded that the action of the Planning Committee and the Town Council relates to the fact that the Charter was not followed in obtaining the bid from Trane. The project must be placed out to bid, or the bidding process must be waived. Since there is no urgency to obtain the unit due to the time constraints and the mild winter, there is no need to waive the bidding process.

Mr. Purtill inquired as to what purpose would be served to now send the project out to bid and to incur expenses relating to the bidding process and the likely result that the cost of the unit will be higher.

Mr. Sima inquired as to who would be the contractor for the installation of the unit. There does not seem to be an oversight contractor in this process. Mr. Purtill responded that this process is the same as was used to install the pool bubble. A contractor would install the unit and an electrician would perform the electrical work.

Mr. Sima stated that the unit wasn't going to be delivered until the end of the heating season. He further noted that he was informed by Trane that there is a price increase forthcoming. Mr. Purtill commented that this may not be the case if the order is placed sooner rather than later.

Mr. Sima informed the Commission that this issue was tabled by the Town Council, and can be brought up again by the individual who moved to table it, who was either himself or Mr. Schrumm. He inquired as to whether the Commission would be able to place the unit out to bid with the specs currently in place. He further inquired about the warranty issue, as Trane representatives told him there would be problems with the warranty if the unit is not installed properly.

Mr. Sima told the Commission that the decision must be to take the DAS price, or place the unit out to bid. Commissioners stated that the DAS price is significantly higher than the Trane price. Mr. Robitaille commented that there will always be some responsibility

on the part of the Town for any installation. Mr. Sima stated that the DAS price exempts the Commission from the bidding process because they are a State approved contractor. DAS would be the installer and the contractor. Mr. Nash offered that the process suggested by Mr. Sima appears to be throwing money away, as it will cost the Town significantly more to go with the DAS price or to place the project out to formal bid.

Mr. Sima agreed to set up another Town Council Planning Committee meeting to discuss this issue. He commented that there is no reason to waive the bidding process because the heating season is almost over. Mr. Crooker requested that the subcommittee reconsider this issue based on the information presented at this meeting. Mr. Noewatne will work with Mr. Sima to set up the meeting.

MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT

Mr. Rioux informed the Commission that there is an agreement in place for professional services relating to the pool bubble in the amount of \$8,000 from his firm. There will be a formal proposal forthcoming for additional services relating to this project. This will be discussed at the subcommittee level and brought forward at the next monthly meeting.

NEW BUSINESS

There was no new business to come before the Commission.

OLD BUSINESS

There was no old business to come before the Commission.

ADJOURNMENT

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

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission

Attest:

Susan F. Zwick