

Public Building Commission
March 7, 2012
Regular Meeting
Council Chambers Town Hall

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

Members Absent: Mr. James Brennan (Secretary)
Mr. Keith Goldberg

User Members Present: Mr. James Sima, Town Council Liaison

Others Present: Mr. George Noewatne, Operations Manager, Public Works
Mr. Dan Marseglia, Department of Education
Mr. Vincent Masciana, Assistant Superintendent

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. Barba moved that the minutes of the regular monthly meeting of February 1, 2012, be approved as published, subject to correction.

Corrections: Page 1, should read, "White Bowman to perform electrical services at a cost not to exceed \$10,000, and to retain the services of Clark Electrical at a cost not to exceed \$3,000."

The motion to approve the minutes, as amended, was seconded by Mr. Robitaille 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. Mr. Purtill noted that the report does not include funding for the CHS Locker Room Project, although it has been assigned to the Public Building Commission.

CONSENT CALENDAR

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

I. CHS ROOF PROJECT

Silktown Roofing, Application #5	\$7,630.53
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II. CHESHIRE POLICE HEADQUARTERS ROOF PROJECT

BL Companies #11D1998-1	\$605.00
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The motion to approve the Consent Calendar was seconded by Mr. Barba and carried unanimously.

REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtill advised that the revision of the PBC Ordinance should be initiated in order to allow projects to move along more efficiently. Mr. Sima will bring the issue before the Town Council

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Mr. Robitaille informed the Commission that bid documents are ready to go, but there is a question regarding the design build concept. The consensus was that the documents were to be sent out with the design build format. Mr. Robitaille stated that the project is really just an elevator retrofit, although he acknowledges that some problems may arise

with that format. He is open to discussion from the Commission on this issue. The question is whether to do a formal design for the elevator installation. The cost to do a full design would add approximately \$2,500 to the cost of the project.

Mr. Purtill opined that if a design professional is hired to do a complete design, the Commission would have control of the design. Mr. Noewatne noted that codes are in effect for this project and with design build there is no guarantee that the project will be completed according to code.

Mr. Robitaille noted that there was a design professional for an elevator project at the high school and problems still arose. Mr. Purtill commented that with a design professional there is assurance that the documents will be correct. Mr. Crooker commented on the need to have a professional oversee the contractor.

After discussion, Mr. Robitaille stated that he feels that even though there is a cost factor involved, hiring a design professional appears to be the safest way to proceed. Mr. Purtill inquired as to whether there is enough funding in the project to hire a design professional. Mr. Robitaille responded that it will not be known until bids are received.

Mr. Noewatne informed the Commission that the estimated cost of this project was developed several years ago, and bids could come back much higher than the estimate. Most of the job should just relate to installation of the elevator.

In response to a query from Mr. Crooker, Mr. Noewatne responded that the elevator car will be removed and a new one installed. The current doors will remain. Mr. Noewatne noted that the type of elevator will be specified.

Mr. Robitaille moved to authorize the Public Building Commission to advertise for bids for services related to the design of the Senior Center Elevator Project. The motion was seconded by Mr. Barba.

Discussion of Motion:

Mr. Purtill inquired as to what the means of design professional selection will be. It was mentioned that Salamone Associates has done previous design on this elevator, and it would be prudent to extend that contract for final design and bid documents.

Mr. Rioux inquired as to whether the Town has a list of design professionals to choose from to obtain prices.

Mr. Robitaille moved to amend his motion and Mr. Barba seconded the amendment to state that the Public Building Commission extend the contract of Salamone Associates for design of the Senior Center elevator at a cost not to exceed \$2,500. The motion, as amended, carried unanimously.

POLICE DEPARTMENT ROOF REPLACEMENT (Mr. Goldberg)

Mr. Noewatne informed the Commission that design for this project is 90% complete. It calls for a 30-year white roof with R23 insulation. Mr. Rioux stated that this will be a complete roof replacement, right down to the deck. The white roof will result in energy savings, as this is an air-conditioned building. This is also a 24/7 secured building.

Mr. Rioux noted that the building has a lightning system installed on the roof, which will be removed during construction and then reinstalled. The next step is to send the drawings to the Town Council for approval.

In response to a query from Mr. Purtill, Mr. Rioux stated that the estimated cost of the project is \$166,000, which is within the project budget. Mr. Purtill advised that the subcommittee should review the documents; thus the project will be tabled until the next meeting.

TURF FIELD INSTALLATION PROJECT (Mr. Behrer)

Mr. Noewatne stated that the Turf Committee has requested that remaining funds from the contingency be returned to them. Mr. Noewatne stated that funds remaining total \$9,113.80.

Mr. Robitaille moved that the Public Building Commission authorize the release of remaining funds in the Turf Field Installation Project to the Turf Committee. The motion was seconded by Mr. Palumbo and carried unanimously.

ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE (Mr. Nash)

Mr. Noewatne informed the Commission that at the January 24 Town Council meeting it was voted to move forward with the energy audit. The contract to assess all public buildings is being finalized with Ameresco and the Town of Cheshire. The Town Attorney is reviewing all documents.

The company will return to the Town Council in approximately six months with formal recommendations regarding energy savings for Town buildings. Mr. Sima informed the Commission that the Town is looking into hiring a consultant to oversee Ameresco to verify cost estimates.

MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT (Mr. Goldberg)

Mr. Noewatne informed the Commission that the pool bubble is in place and the pool facility is operational. Dehumidification of the facility is still an issue and must be addressed. Mr. Purtill expressed thanks to the subcommittee regarding the installation of

the bubble. He has visited the pool and finds it to be much more roomy and airy and it does not seem as humid in the building. The walls seem straighter as the wall was cut into the symmetrical dome.

Mr. Purtill informed the Commission that a temporary Certificate of Occupancy has been issued and a permanent CO will not be granted until the dehumidification issue has been resolved.

ROOF RESEAMING REPAIRS—HIGHLAND AND CHS (Mr. Palumbo)

Mr. Palumbo informed the Commission that roof reseaming repairs have been completed at Highland School and Cheshire High School. Mr. Marsiglia noted that Dodd Middle School has also been complete and there are no problems at any of the schools. The remaining work to be done is at the Norton School library connecting roof.

UTILITY TUNNEL IMPROVEMENTS (Mr. Crooker)

Mr. Crooker informed the Commission that the RFP has gone out and bids are due back on March 26. The proposal is for design firms to look into the problems with the utility tunnels and report back with recommendations to remediate the problems.

Mr. Marsiglia reported that a mandatory walk-through of the tunnels will be conducted on March 15 at 3 p.m. A subcommittee meeting will take place before the next regular meeting to arrive at a recommendation regarding how to proceed with the project.

DISTRICTWIDE FLOORING REPLACEMENT/ INDOOR AIR QUALITY IMPROVEMENTS (Mr. Brennan)

Mr. Marsiglia presented plans to the Commission for the replacement of flooring at several schools. The process of prioritizing floor replacement for 2012 has been completed. Mr. Marsiglia showed a map indicating which floors in each school will be replaced. There will be a final meeting with school administrators and then a spreadsheet will be completed and presented at the next meeting.

The project will consist of carpet removal and tile installation. Asbestos removal will be undertaken where necessary. Mr. Marsiglia stated that Spectrum Flooring has done this work very successfully in the past. They are a State DAS company and because their bid was the lowest at the State level, the Town may use the firm without going out to bid. Mr. Sima confirmed this. Chemscope will oversee asbestos issues. Next month a school by school cost estimate will be presented.

Mr. Noewatne suggested that a subcommittee meeting take place to discuss this project before the next regular PBC meeting.

HVAC REPLACEMENTS (Mr. Barba)

Mr. Marsiglia reported that the HVAC unit was ordered on February 27. The Trane representative conducted a field inspection today and there are no issues at this time. The existing unit will be replaced with a new one.

CHS SPORTS LOCKER PROJECT

Mr. Masciana informed the Commission that this project relates to replacement of sports lockers in the lower level at Cheshire High School. The lockers are extremely old and were installed when the school was built. The lockers are in extreme disrepair and have been a source of almost constant repair over the years. The lockers now need a permanent fix and there is a \$500,000 appropriation available for the project.

Mr. Rioux commented that the Board of Education Building Committee has spent a great deal of time on this project and schematic designs have been prepared for most of the work. He noted that there was a Civil Rights compliance review conducted in 2009 for ADA and Title 9 issues.

If all of the compliance review issues in the compliance documents are addressed it would likely be a 3 million dollar project. The proposed project relates to making the locker room space available to the handicapped. Mr. Masciana and Mr. Rioux have discussed the problems and the major issue is how to make the area accessible—via an elevator or a ramp. It is their recommendation that an elevator would be more advantageous. A ramp is not as practical because there would be a long walk outside to enter the locker room. Mr. Masciana commented that the project has been well thought out by the Department of Education.

Mr. Masciana stated that the \$500,000 allocation is expected to be enough to renovate the locker room and make it accessible. This will not solve all of the code requirements, and he recommends that the code work be done as a second phase to this project.

It was noted that when the turf field was installed there was a suggestion that a field house be built, but the estimated cost would be 1.5 M. Mr. Masciana is recommending that the locker room portion of the project be placed out to bid for completion this summer. He noted that the project is now assigned to the Public Building Commission and he is seeking input.

In response to a query from Mr. Purtill, it was noted that the estimated cost of the locker room renovation is \$500,000, the elevator would be \$300,000 and a ramp would cost approximately \$200,000. In response to a query from Mr. Crooker, it was noted that the ADA requirements are included in the locker room renovations.

Mr. Sima commented that the Town Council assigned this project to the PBC for several reasons. The Council is not in favor of doing this project in phases. He questioned that if the first phase is completed as recommended, does that imply that the entire project must

be brought up to code? Mr. Rioux responded that 100% of code work must be completed as part of the project. Whatever is rebuilt must be code compliant. There may be a disabled coach or an insured athlete that needs to utilize the locker room.

Mr. Crooker opined that he would like to see the project done all at once instead of in phases. Mr. Rioux commented that the entire project could be designed, but bid alternates to meet the civil rights components could be requested in the documents and work could be performed in phases.

Mr. Masciana noted that there is \$120,000 remaining in the last elevator project, which hopefully could be used towards this project if it meets with the approval of the Town Council. It would be desirable to get the locker room renovation completed this summer.

Mr. Sima stated that the Town Council must approve schematic design before the project can be placed out to bid. Mr. Rioux commented that the project is ready to be presented to the Town Council and upon approval can be placed out to bid. He noted that the Department of Education authorized the project to be placed out to bid, but it was subsequently assigned to the Public Building Commission to oversee. The project must be presented to the Town Council for approval with a cost estimate.

In response to a query from Mr. Purtill, it was noted that the west gym locker room is used by visiting teams. It was also noted that in addition to renovating the locker room, there will be additional functionality added with a team meeting room. Mr. Purtill commented that with the installation of the turf field which is used by so many varied teams, it would be beneficial to begin to plan for a field house.

Mr. Masciana noted that it is hoped that the \$500,000 appropriation can be used now to get the locker room into shape. He anticipates that the total project would cost approximately 2M. The renovation of the locker room is the best that can be accomplished with the funds available at this time.

Mr. Purtill expressed concern that the \$500,000 estimated cost may be an outdated figure. Mr. Sima stated that the elevator or ramp will have to be done as part of the project. It is unlikely that the ramp will be an appropriate alternative to the elevator because of the distance that must be traversed to get to the ramp and locker room.

Mr. Sima suggested that the entire project be placed in the Capital Budget for next year. Mr. Rioux stated that the schematic design and cost estimate can be presented to the Town Council at this time.

Mr. Nash moved that the Public Building Commission submit final design documents and cost estimate to the Town Council for the CHS Sports Locker Project for approval prior to placing the project out to bid. The motion was seconded by Mr. Robitaille and carried unanimously.

Mr. Nash will chair the subcommittee for the locker room project and will be assisted by Mr. Crooker, Mr. Goldberg, and Mr. Barba. Mr. Rioux will have the cost estimate available by Friday.

POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille)

Mr. Palumbo informed the Commission that the first subcommittee meeting regarding pool dehumidification was held earlier this evening. Problems and solutions were discussed and several members of the public with expertise in pool dehumidification were in attendance. There are some building code issues which must also be addressed. There is a deadline of mid-September to install necessary equipment to solve the dehumidification issue.

Mr. Robitaille moved that the Public Building Commission extend the contract for Agreement No. 1 with BL Companies for design services relating to the Pool Dehumidification Project at a fee not to exceed \$5,000. The motion was seconded by Mr. Palumbo and carried unanimously.

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 8:50 p.m. The motion was seconded by Mr. Nash and carried unanimously.

Respectfully submitted,

Mr. John Purtill, Chairman
Public Building Commission

Attest:

Susan F. Zwick