

MINUTES OF THE CHESHIRE PUBLIC BUILDING COMMISSION MEETING HELD ON WEDNESDAY, APRIL 4, 2012 AT 7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

John Purtill, Chairman; Joseph Barba, James Brennan; Art Crooker, Mark Nash, Ronald Palumbo, Vincent Robitaille

Absent: Keith Goldberg

James Sima, Town Council Liaison

Others Present: Denis Rioux, BL Companies; George Noewatne, Deputy PW Director; Dan Marsaglia, Department of Education; Vincent Masciana, Director of Management Services, Department of Education; Robert Behrer

PLEDGE OF ALLEGIANCE

I. ROLL CALL

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

II APPROVAL OF MINUTES – Public Building Commission Regular Meeting, March 7, 2012; PBC Pool Dehumidification Committee Meeting, March 7, 2012 and March 13, 2012.

MOTION by Mr. Nash; seconded by Mr. Barba.

MOVED that the minutes of the PBC Regular Meeting, March 7, 2012 be approved subject to corrections, additions, deletions.

Correction: page 1 Motion – should read “White Bowman to perform mechanical 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.”

Page 6 – para. #7, line #2 should read “and a ramp would cost approximately \$20,000.”

VOTE The motion passed unanimously by those present.

MOTION by Mr. Palumbo; seconded by Mr. Barba.

MOVED that the minutes of the Pool Dehumidification Committee Meeting of March 7, 2012 be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Palumbo; seconded by Mr. Barba.

MOVED that the minutes of the Pool Dehumidification Committee Meeting of March 13, 2012 be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

III. PUBLIC ADDRESS

IV. GENERAL CORRESPONDENCE

V. MONTHLY FINANCIAL STATUS REPORT

VI. CONSENT CALENDAR

MOTION by Mr. Nash; seconded by Mr. Palumbo.

MOVED that the Public Building Commission approve the Consent Calendar as follows:

1. CHS Roof Project

2. Pool Bubble Replacement

BL Companies Inv. #11D1951-5 2/24/12 \$465.00

3. District Wide School Roof Maintenance

4. Cheshire Police Headquarters Roof

BL Companies Inv. #11D1998-2 2/24/12 \$4,787.50

VOTE The motion passed unanimously by those present.

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

VIII. PROJECTS

1. Senior Center Elevator (Vincent Robitaille)

a. Bid will be advertised as design-build

Mr. Robitaille stated that the Senior Center job bid is going out as a design build, and Mr. Noewatne has it ready to go out next week. He said that the price from the design professional was exorbitant, and the Town Council has approved going out to bid as a design build.

2. PD Roof Replacement (Keith Goldberg)

a. Design completed – 30 year white roof with R23 insulation.

b. Subcommittee meeting was held on April 2, 2012.

c. Motion to recommend that the Town Council authorize bidding of this project.

Mr. Nash stated that the subcommittee did not have a quorum, but the committee wants the project to move forward. There was a discussion on the design and review of the drawings, and it was determined there is a good possibility of increasing the roof insulation by one inch. This would not affect any of the flashings or any of the built up design that is already there. It would increase the R value from an average R24 to R30. Considering that this building is in operation 24/7/365, the roof will be of white membrane with the same type of pitch as the high school roof project. This is a promising project, and there are no issues with asbestos. The committee is pleased with the results; plans are 95% done; all that has to be done is change the spec on the insulation and the project is ready to go out to bid.

MOTION by Mr. Nash; seconded by Mr. Palumbo.

MOVED that the Public Building Commission forward this project to the full Town Council for approval.

VOTE The motion passed unanimously by those present.

Mr. Nash commented on there being some possible energy savings through CL&P for this project. BL Companies will check into these programs being applicable to the Police Department project, such as rebates, to be rolled into the project.

3. Turf Field Installation (Bob Behrer)

- a. Project complete with the exception of track paint touch-up in Spring.

Mr. Behrer said his understanding is that the PBC approved a return of \$9,000. Someone must go to the Town Council to request this money and he asked how this will happen.

Mr. Noewatne said the PBC could request Town Manager Milone to prepare a resolution and paperwork for the return of this money. Someone must speak in favor of this request. He will ask Mr. Milone to put this on the April 10th Council agenda.

Mr. Behrer said he would contract Council Chairman Slocum and request this matter be on the April 10th Council agenda. He advised that this \$9,000 must go towards the recognition of the donors in terms of the brick area and money is also going towards the score board. This is another project being handled with donated money.

4. Energy Performance Contracting Selection Committee (Mark Nash)

- a. Contract with Ameresco has been finalized.

- b. Kick-off meeting with Ameresco was held on March 29, 2012.

Mr. Noewatne gave an update on this matter, reporting that the contract is signed and fully executed with Ameresco. At this time Ameresco is going through the utility bills to establish a baseline of average use in Town buildings for their calculations. They plan to be in the buildings within the next few weeks to do their on the ground surveys. We

are looking at 2 to 3 months before they get anything back to the Town in hard copy form. There will be a separate committee to review Ameresco's proposal when the survey of the buildings is completed. This committee will be similar to the committee that hired Ameresco. There was a staff meeting with Ameresco on March 29th.

Mr. Nash commented on being surprised about the March 29th meeting as he had no idea or notification of this meeting.

It was explained by Mr. Noewatne that it was a staff meeting with Ameresco – a get to know you type meeting. There will be a separate meeting with the committee once everything is scheduled.

Councilman Sima advised there is money in the FY 12-13 budget to track energy bills through the Finance Department. This will be information to validate what is going on with Ameresco.

5. Roof Re-seaming Repairs – Highland and CHS (Ron Palumbo)

- a. Norton Library connector roof to be replaced in the Spring.

Mr. Palumbo stated that the Norton project is a spring project.

Mr. Marsaglia stated that the work with New England Roofing will be scheduled. He will inform Mr. Noewatne and the PBC of the schedule.

6. Utility Tunnel Improvements at CHS (Art Crooker)

- a. RFP responses received March 29, 2012
- b. Subcommittee meeting held on April 3, 2012.
- c. Motion to recommend that the PBC hire the selected firm.

Mr. Crooker informed the Commission that the committee met with four companies last night. Each gave good presentations for the tunnel work at the high school, and the different things they wanted to do with it. The committee selected G.O. Insight as the firm to do this work.

MOTION by Mr. Crooker; seconded by Mr. Barba.

MOVED that the Public Building Commission hire G.O. Insight to perform the utility tunnel improvements at Cheshire High School.

Discussion

Mr. Crooker informed the Commission that out of all the presentations, this company really does the full gamete of checking the water around the school, hit all the points we have been talking about for a long time – the drainage in the courtyard, around the school, the tunnels themselves, the probable causes they are looking for, etc. Of all the companies interviewed, Mr. Crooker said this one is well worth the fee. G.O. Insight

did a good presentation to the committee, they are good people to work with, and this is why he is recommending the Commission hire this company.

Mr. Purtill noted that the Board of Education has had some dealing with this company and this is one reason why the company is so up on this project.

According to Mr. Masciana this is one of the groups recommended by Gil Cormier, the consultant. They are environmental specialists which is important, and some of the other bidders were not. He concurs with the recommendation to hire G.O. Insight.

The Commission was informed by Mr. Noewatne that the cost of the project was \$33,500 to do fact finding and investigation work. In his discussion with the company he talked to them about reducing their fee and be more targeted in their approach. G.O. Insight sent back an e-mail with a revised fee of \$16,500. They outlined a number of investigation techniques that they need to do in order to get a handle on this project, and this is \$16,500. The remaining work does add up to \$33,500 if everything has to be done. It is hoped they can get a handle on the project for a smaller fee. This leaves the Commission the opportunity to expand their scope if there are some unclear issues remaining after the initial investigation.

The motion was amended to read as follows:

MOVED that the Public Building Commission hire G.O. Insight to perform the utility tunnel improvements at Cheshire High School, for an initial fee of \$16,500; and the ability to increase the fee to not more than \$33,500.

Discussion on the amended motion

Mr. Nash stated that the tunnels have been a continual problem for many years, since the high school construction. G.O Insight had an absolute understanding of everything that was occurring, potentially could occur, understands teachers' complaints, etc. They feel comfortable hitting this project and making sure that at the end of the project they will certify and people will walk away and say thank you. The committee has tremendous confidence in the company's approach to this project. This is the type of work the company does, and they have done tunnels in other locations, understand the tunnels, and recently did a tunnel project in Maine. They work all over the northeast doing this work. They introduced "out of the box" thinking, and mentioned the inner courtyard and incorporating that into a lesson to be learned by the students, getting the kids involved. The results should be positive.

The budget limit on this project is \$350,000. Mr. Purtill thanked the subcommittee for their work on this project, crawling down in the tunnels, etc.

VOTE The amended motion passed unanimously by those present.

7. District wide Flooring Replacement Air Quality Improvements (Jim Brennan)

a. Subcommittee meeting was held on April 2, 2012.

b. Subcommittee recommendation?

Mr. Brennan reported on a meeting with the BOE, and the project the BOE would like is about \$390,000. To come within budget it was reduced to \$267,500 and the BOE limited some of the work to be done. More than one-half of the cost goes to asbestos removal and monitoring. The BOE walked the project with Spectrum, and they spoke highly of this group which does the work well and in a timely manner. One concern is that every school is involved; four will have asbestos abatement involved; and there is a concern about timing since the schools will be used during the summer. During the abatement process the school must be closed down. Spectrum is on the D.A.S. list. The BOE will invite all the other contracts on the list to come and walk through the schools, give a price, and this project will be brought up again in May at the PBC meeting. The company selected must live within the time constraints.

Mr. Marsaglia stated he has an update on the D.A.S. contractors for flooring and abatement coming in, and this is on the fast track. There was a site visit this afternoon and all the companies on the list were invited. Five companies on the list for flooring and four on the list for abatement showed up for the site visit. Chapman School was the school selected to be looked at because it represents well for this committee to get a sense of the cost of the project. The school has classrooms and corridors tied in with the classrooms; some areas had asbestos; and some areas did not. All bids must be submitted by Wednesday, April 11th with prevailing wage; and they were given the scope of work. For flooring there is removal, disposal, prep work which varies on the condition of the sub-floor or concrete, and installation of the new tile. These are bulleted on the guide sheet for submission of proposals.

8. HVAC Replacements (Joe Barba)

a. Town Council approved bid waiver at February 14, 2012 meeting.

Material has been ordered from Trane and is expected to arrive in May.

Mr. Barba reported that the unit has been ordered.

9. CHS Sports Locker Project (Mark Nash)

a. Project tabled at March 13, 2012 Council meeting.

b. Estimate will be required for inclusion in capital budget process.

This project has been tabled by the Town Council for the capital budget.

10. Pool DeHumidification Project (Vin Robitaille/Ron Palumbo)

a. BL Companies submitted proposal based on discussion at March 13, 2012 subcommittee meeting. Proposal is \$19,800.

b. Extension of BL Companies hourly agreement for not-to exceed \$5,000 approved at March 13, 2012 Council meeting.

c. Mid-September deadline for equipment installation.

Mr. Palumbo reported that the subcommittee had its second meeting earlier in the evening. They are still getting the facts out on what the specific problem is, and this is changing a little bit. There was clarification from the Building Department on what the real issue is. The impression of the committee is that the issue is the air coming out of the blower at 60 degrees, but the issue is bigger than this. The real issue is the humidity of the entire bubble. There was discussion on narrowing down exactly what the problem is, and how to deal with it. The committee is trying to get some different ideas on how to tackle this issue, and bring a significant cost and problem into a manageable solution and achieve the desired results.

Mr. Purtill said there is a proposal, in some stage with BL Companies, of a \$19,000 fee, and this needs to be tabled.

It was explained by Mr. Noewatne that there is an approved hourly agreement with BL Companies not to exceed \$5,000.

IX. NEW BUSINESS

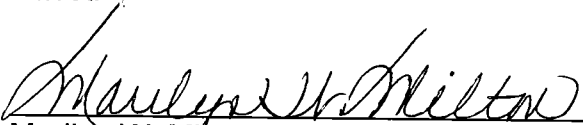
X. ADJOURNMENT

MOTION by Robitaille; seconded by Mr. Palumbo

MOVED to adjourn the meeting at 7:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:


Marilyn W. Milton, Clerk