

Public Building Commission
May 2, 2012
Regular Meeting
Council Chambers, Town Hall

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

Members Absent: Mr. Keith Goldberg
Mr. Ronald Palumbo

User Members Present: There were no user members present

Others Present: Mr. Joe Michelangelo, Director of Public Works
Mr. Dan Marseglia, Department of Education
Mr. Michael Ecke, Town Council

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 Public Building Commission approve the minutes of the Floor Replacement subcommittee meeting of April 2, 2012, as published, subject to correction. The motion was seconded by Mr. Purtill and carried unanimously.

Mr. Nash moved that the Public Building Commission approve the minutes of the Police Department Roof subcommittee meeting of April 2, 2012, as published, subject to correction. The motion was seconded by Mr. Barba and carried unanimously.

Mr. Barba moved that the Public Building Commission approve the minutes of the CHS Tunnel Improvements subcommittee meeting of April 3, 2012, as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously.

Mr. Robitaille moved that the Public Building Commission approve the minutes of the Pool Dehumidification subcommittee meeting of April 4, 2012, as

REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtill informed the Commission that the revision to the PBC Ordinance has been on the agenda for two years. He has reviewed the Ordinance and has proposed some changes which are now being reviewed by Mr. Noewatne and Mr. Michelangelo. Mr. Purtill will incorporate their suggestions and forward them to the Commission for review. Mrs. Sylvia Nichols of the Town Council is in charge of the Ordinance subcommittee and once complete, the document will be forwarded to her for review. Town Attorney Andrew Lord will also examine the documents. Mr. Purtill requested that Commissioners review the changes and report back to him with any revisions or suggestions.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Mr. Robitaille informed the Commission that bids are out for the elevator and are due back at the end of the month. There will be a mandatory walk-through on May 10 for bidders to view the site. This will be a design build project.

POLICE DEPARTMENT ROOF REPLACEMENT (Mr. Goldberg)

Mr. Nash reported that the Police Department roof project was approved by the Town Council at their last meeting. The project is out to bid and bids are due back on May 24. The drawings look good and there are no real time constraints with this project because unlike schools, the project can be done at any time. A subcommittee meeting will be scheduled to review bids after they come in.

TURF FIELD INSTALLATION PROJECT (Mr. Behrer)

Mr. Michelangelo informed the Commission that this item is on the Town Council agenda for the May 8 meeting. There is still retainage being held because of some painting on the track which must be completed. Release of retainage will be considered for the next regular monthly meeting if all work has been completed.

ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE (Mr. Nash)

Mr. Michelangelo reported that representatives from Ameresco have been visiting town buildings to gather information and set priorities for energy savings work. Right now they are looking at HVAC systems and lighting to see where savings can be accomplished with more efficient methods.

Mr. Purtill stated that he has an interest in having Ameresco investigate energy savings at the pool, as this is a huge user of energy. Mr. Michelangelo commented that all buildings will be investigated and then priorities will be set. It is likely that the easier modifications will be accomplished first. Mr. Purtill stated that he would like to have input regarding energy usage at the pool. Mr. Michelangelo stated that there is a process in place for this project which must be followed.

Mr. Nash inquired as to whether Ameresco is aware of the Police Department roof project, since the roof will be white which will save energy. Mr. Purtill inquired as to whether the consultants would consider information regarding saving energy through heat reclamation. Mr. Michelangelo stated that he would make sure that Ameresco is aware of that information.

Mr. Nash stated that he would like to have the Commission get a sense of what Ameresco is actually doing in its investigation. It will be interesting to see what the priority list looks like. Mr. Michelangelo commented that the subcommittee for this project has not been selected yet, but will likely consist of member(s) of the Public Building Commission and other town boards or commissions.

A consultant will be selected to oversee the work of Ameresco, which some Commissioners felt was unnecessary and an additional expense. Mr. Michelangelo noted that the consultant will represent the town's interests and all expenses will be factored into the savings that the town will receive based on the recommendations of Ameresco. He feels that this is such a large project that it is important to have a consultant oversee the recommendations for proposed work.

Mr. Michelangelo informed the Commission that Ameresco will produce volumes and volumes of information and recommendations, and staff will need assistance to review that information. Mr. Hill commented that this is just a check on the work done by Ameresco. Mr. Nash agreed to serve on the town subcommittee for this project.

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

Mr. Dan Marseglia informed the Commission that this is a small roofing project which will be scheduled to be started in June. The Board of Education is working on the plans for the roof at this time.

UTILITY TUNNEL IMPROVEMENTS AT CHS

Mr. Crooker informed the Commission that the subcommittee met on April 11 to tour the tunnels and other problematic areas. A list of tasks will be prioritized. Mr. Crooker commented that there had been significant rainfall at the time of the subcommittee visit, which allowed the subcommittee to see firsthand what is happening in the tunnels. It will

be 30-60 days before the report is complete. It was noted that both GEO Insight and Silver Petrucelli are working on this project.

FLOOR REPLACEMENT/INDOOR AIR QUALITY IMPROVEMENTS (Mr. Brennan)

Mr. Barba informed the Commission that work for the floor replacement project came in previously at \$394,000 and the budget for the project is \$274,000. School department personnel met and have selected two firms to do the floor replacement and the asbestos removal. Both firms are D.A.S contractors. A walk through was conducted at Chapman School, which is representative of the other schools involved in the floor replacements.

Mr. Barba moved that the Public Building Commission approve the contract with AIG for asbestos removal relating to floor replacements at the schools at a cost of \$37,600, and to approve the contract with Spectrum, Inc. to do floor replacement at a cost of \$23,700 and to approve the contract with Chemscope to conduct the pre-construction inspection and monitor the asbestos removal work at a cost of \$15,000. The contracts will be sent to the Town Council for approval. The motion was seconded by Mr. Nash and carried unanimously.

HVAC REPLACEMENTS (Mr. Barba)

Mr. Barba reported that the subcommittee is awaiting the delivery date for the HVAC unit.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Purtill informed the Commission that a preliminary draft design has been completed by Mr. Rioux, which is just an idea of what a separate sports facility may look like. The facility would include showers and lockers, as well as a new refreshment stand and rest room facilities.

Mr. Purtill noted that there is sentiment that to renovate the original locker room facility at the high school, including a costly elevator, does not seem to make sense. The cost of a new facility would not be much more than renovating the old facility.

Mr. Nash reported that a public hearing was conducted by the Town Council last week, with many property owners speaking about the proposed locker room. Many felt that it would not be financially sound to do a renovation which would cost so much, and would not address the code violations at the refreshment stand and the rest rooms near the football field. It was noted that the new facility would be used by many sports and the rest rooms and food stand would be used by all sports.

It was noted that many surrounding towns have constructed separate facilities similar to what is being discussed for this project, at a cost comparable to what the renovation cost

of the current facility would be. Mr. Purtill commented that if it is decided to construct a new facility it would not be built this summer.

Mr. Purtill stated that meetings have been conducted with Department of Education personnel to discuss the cost factor and other advantages of constructing a new facility. The meetings have been fruitful and many factors have been considered. It is likely that the facility, if built, would not be called a field house since it will be a simple building without many entities that are usually included in a field house.

Discussion took place regarding the fact that if the new facility moves forward, it will have to be approved by the voters at referendum. Hopefully, the cost factors involved in the renovation of the existing facility, specifically the elevator, will be considered if the new facility is proposed. It is anticipated that the facility will be approximately 8,000 s.f. which is larger than the new facility constructed in Meriden. That facility does not have lockers.

It was noted that the cost of constructing 80 lockers would be approximately \$250,000. It was noted that the Falcon Field facility has team rooms but no showers. The proposed design for the high school is approximately 60% larger than Falcon Field.

Mr. Purtill informed the Commission that the Town Council has assigned this project to the Public Building Commission for a needs analysis to determine the best course of action for the locker room facility.

Mr. Hill offered that his son was on the high school football team and he travelled to many schools and saw their facilities. He said that by far Cheshire has the worst locker room facility with deplorable conditions. He also commented that the rest room facilities in the sports complex are deplorable also. Mr. Hill is in favor of some type of field house and offered to be on the subcommittee for this project.

Mr. Purtill noted that just about every aspect involved in this project does not meet code—the locker room, the rest room facility and the snack bar. Therefore the Public Building Commission is charged with determining the scope of this project, taking into consideration all facts presented. Mr. Nash concurred that it makes sense to include the rest rooms and the snack bar as part of this project. In response to a query from Mr. Barba as to where the new facility would be located, Mr. Purtill responded that there has been no decision made regarding that at this time.

Mr. Purtill offered the possibility that the facility could be modulized, with some features added at a later date. Additional building blocks could be added as needed and as funds become available. Mr. Crooker added that a block building would be favorable to a tin building.

Mr. Nash agreed to continue as chair of this subcommittee, assisted by Mr. Goldberg, Mr. Hill, Mr. Crooker and Mr. Michael Ecke of the Town Council. Mr. Steve Trifone, Mr. Masciana, Mr. Marseglia and Mr. Slocum will assist also. It was recommended that a

member of the Boosters Club be invited to assist. Mr. Michelangelo reminded the Commission that if too many Commission members are involved, it could constitute a quorum which could be problematic.

Mr. Purtill noted that there is a desire that the Commission make a recommendation regarding the locker room facility soon. Members concurred that they would work diligently to make this recommendation in the near future.

POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille, Mr. Palumbo)

Mr. Purtill advised that a subcommittee meeting needs to be scheduled because new information has been received that must be reviewed. Costs are being developed and Mr. Rioux has developed concepts relating to how to address the dehumidification issues. He noted, however, that there are many ways to deal with this issue.

The firm selected to work on the dehumidification issue is Arizon, and the firm needs to turn over necessary information to the Commission. Mr. Rioux will work with Arizon to obtain the necessary information.

Mr. Purtill inquired of Mr. Rioux that if the decision is made as to how to proceed with this project, if it is not complete by the end of the preliminary Certificate of Occupancy period in the fall will the Building Official extend the temporary C.O. It was the consensus that the building official is reasonable and will likely extend it. Mr. Purtill offered that it is important that the Commission takes the necessary time to consider all possibilities. He requested that Mr. Rioux approach the Building Official with this question. Mr. Purtill noted that the dehumidification issue is not a life safety issue.

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. Nash moved that the Public Building Commission adjourn at 8:15 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