

PUBLIC BUILDING COMMISSION
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST. – CHESHIRE, CT 06410
MINUTES – MONTHLY MEETING
Wednesday, July 11, 2012 – Council Chambers

Members Present: Mr. John Purtill (Chairman)
Mr. Art Crooker
Mr. Ed Hill
Mr. Mark Nash
Mr. Ronald Palumbo
Mr. Vincent Robitaille
Mr. Keith Goldberg

Members Absent: Mr. Joe Barba
Mr. James Brennan

Others Present: Mr. George Noewatne, Operations Manager, Public Works
Mr. Dan Marseglia, Department of Education
Mr. Vincent Masciana, Director of Management Services

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 Pool Dehumidification Committee meeting of June 6, 2012, be approved as published, subject to correction. The motion was seconded by Mr. Palumbo.

Correction: Option C , #1 – replace “...additional \$15,000...” with “...additional \$150,000...”

The motion to approve the minutes, as amended, was seconded by Mr. Nash and carried unanimously.

Mr. Robitaille moved that the minutes of the Senior Center Elevator Committee meeting of June 6, 2012, be approved as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously.

Mr. Nash moved that the minutes of the CHS Tunnel Reparation Committee meeting of June 14, 2012, be approved as published, subject to correction. The motion was seconded by Mr. Crooker and carried unanimously.

Mr. Goldberg moved that the minutes of the Police Department Partial Roof Replacement Committee meeting of June 21, 2012, be approved as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously.

Mr. Hill moved that the minutes of the Public Building Commission meeting of June 6, 2012, be approved as published, subject to correction. The motion 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.

CONSENT CALENDAR

Mr. Hill moved that the Public Building Commission approve the Consent Calendar in its entirety. The motion was seconded by Mr. Robitaille and carried unanimously.

TOWN ATTORNEY LEGAL ISSUES

PBC Regulation Review meeting was held on Monday, June 9, 2012. A handout was provided by Mr. Purtill and proposed changes to the language were reviewed. Mr. Purtill asked for comments from members on the draft. A PBC Ordinance Committee was set up to review and revise standard operating procedures. Mr. Robitaille is chairman, and Mr. Hill and Mr. Purtill are members.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Final draft of the designer RFP has been completed and needs to be advertised.

POLICE DEPARTMENT ROOF REPLACEMENT (Mr. Goldberg)

A committee meeting took place on June 21, 2012 to review the bid packages received. The same contractor that did the high school roof submitted a bid, but the price was high. The low bidder was Quality Roofing at \$90,888. Scott Pellman from BL Companies checked references provided, and Mr. Goldberg had a personal reference to check as well. A letter from BL Companies was provided, recommending Quality Roofing. Motion made by Mr. Goldberg to send the recommendation of Quality Roofing to the Town Council. Motion seconded by Mr. Robitaille and carried unanimously.

TURF FIELD INSTALLATION (Mr. Behrer)

All work has been completed, including touch-ups. Dan from Milone and MacBroom just needs to confirm that all the items from the punch list have been done. This item can now be removed from the agenda.

ENERGY PERFORMANCE CONTRACTING (Mr. Nash)

There is nothing new to report. The committee will sit down with Ameresco to discuss findings and the hope is to have more information at the next meeting.

ROOF RESEAMING REPAIRS (Mr. Palumbo)

The Norton library connector roof was finished on June 27, 2012. It was inspected on the morning of Tuesday, July 10, 2012 and both the warranty and the invoice should be forthcoming.

UTILITY TUNNEL IMPROVEMENTS (Mr. Crooker)

The committee authorized not-to-exceed \$5,000 to clean pipes from the courtyard and to inspect them with a camera. GeoInsight is looking into a problem with drainage on the northwest side of the courtyard and tying drainage into the courtyard systems. They are also doing some preliminary work to design footing and wall drainage. New England Pipe Cleaning Company Division Heitkamp, Inc. (NEPCCO) found many lines in good shape, but there were some in the courtyard that had separations in them and don't drain correctly. Work needs to be done to make the drainage fully functional.

Motion made by Mr. Crooker to approve \$4,800 for tunnel scoping to be done by GeoInsight. Seconded by Mr. Nash and carried unanimously.

Motion made by Mr. Crooker to approve up to \$3,000 for work done by NEPCCO Motion seconded by Mr. Nash and carried unanimously.

Motion made by Mr. Nash to request the Town Council authorize a bid waiver of up to \$35,000 for a contractor to install drainage on walls in the courtyard. Motion seconded by Mr. Crooker and carried unanimously.

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

Mr. Noewatne passed out a handout with the latest update. Highland, Norton, Dodd, and Doolittle have been completed and Cheshire High, Darcey and Chapman are next to be done. Congratulations went out to Dan Marseglia and Victor Sandoval for doing a great job coordinating this project.

HVAC REPLACEMENT (Mr. Barba)

This project is complete and an invoice from White-Bowman was received late. Mr. Purtill made a motion to accept and approve this invoice. Motion was seconded by Mr. Robitaille and carried unanimously. Mr. Masciana stated that this invoice came in below what was approved. He continued that there was a \$125K appropriation for Highland and Cheshire High School. Three (3) of the four (4) compressors at CHS have failed and he would like to use the remaining funds to replace the compressors. Mr. Masciana obtained a quote from White-Bowman to replace the compressors for approximately \$39,000. He stated the compressors are

approximately 12 yrs old and are past warranty period. Discussion followed as to the difference between projects and routine maintenance. It was decided to see how the resolution was written to determine if remaining balance of appropriation can be used. Motion made to begin bid process by Mr. Goldberg, seconded by Mr. Crooker and carried unanimously.

CHS SPORTS LOCKER (Mr. Nash)

The committee will have a field trip to look at the locker rooms sometime around July 16, and once that is accomplished, the committee will have more to discuss.

POOL DEHUMIDIFICATION (Mr. Robitaille/Mr. Palumbo)

Motion made by Mr. Robitaille to accept proposal from BL Companies for schematic design and estimate for construction up to \$7,000. Seconded by Mr. Hill and carried unanimously. BL Companies will likely have a schematic design ready in August.

NEW BUSINESS

ADJORNMENT

Respectfully submitted:

Stephanie Dunn
Recording Secretary