

Public Building Commission  
October 3, 2012  
Regular Meeting  
Council Chambers Town Hall

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

Members Absent: Mr. John Purtill (Chairman)  
Mr. Ronald Palumbo  
Mr. Ed Hill  
Mr. Keith Goldberg

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

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

Mr. Brennan called the meeting to order at 7:00 p.m. in the absence of the Chairman. Roll was called and a quorum determined. The assembled group recited the Pledge of Allegiance. Mr. Brennan 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 September 5, 2012 be approved 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 special meeting of September 18, 2012, as published, subject to correction. The motion was seconded by Mr. Nash 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. Brennan 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 follows:

<b>I. POOL BUBBLE REPLACEMENT</b>	
BL Companies, Invoice #12D2061-1	\$7,265.01
<b>II. CHESHIRE POLICE HEADQUARTERS ROOF</b>	
BL Companies, Invoice #11D1998-6	\$462.50
<b>III. SCHOOL HVAC REPLACEMENT AND REPAIR</b>	
Trane, Invoice #31048838	\$34,329.00
<b>IV. DISTRICTWIDE SCHOOL FLOORING REPLACEMENT</b>	
Chemscope, Invoice 2625-2	\$1,700.00
Chemscope, Invoice 2635-3	\$1,700.00
Chemscope, Invoice 2635-4	\$1,700.00
Chemscope, Invoice 2625-2	\$1,700.00
Chemscope, Invoice 2635-6	\$1,963.75

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. Robitaille informed the Commission that he has not had time to review the PBC Regulation review document, but will do so and report back at the next meeting.

**SENIOR CENTER ELEVATOR (Mr. Robitaille)**

Mr. Noewatne was unable to prepare the RFP due to his recent accident, but will prepare it shortly. He noted that the Town Council appropriated an additional \$110,000 for the elevator replacement project.

**POLICE DEPARTMENT ROOF REPLACEMENT (Mr. Goldberg)**

Mr. Noewatne informed the Commission that BL Companies has reviewed progress on the roof and everything is progressing well. The roof is substantially complete; however, there are some minor punch list items which must be addressed. Mr. Noewatne will send the list out to the subcommittee.

Mr. Noewatne will follow up on the project with BL Companies, specifically the roof inspection which must be done by Firestone, Inc. Mr. Nash would like to be present for the inspection.

**ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE (Mr. Nash)**

Mr. Masciana reported that Ameresco is assembling the user members to work on this project. Mr. Goldberg has been selected to represent the PBC as a user member. The subcommittee will be working with Ameresco as they do the preparation work for the project. Findings will then be reported to the Town Council. A meeting will be held on October 10 at 7:30 p.m.

**UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)**

Mr. Crooker reported that at this time work has stopped for this project, and the work that has been complete to date has been done very well. Mr. Noewatne stated that he has the drainage report regarding work that has been completed and will forward that information to the Commission members.

Mr. Noewatne stated that the next phase for this project is to design the project. He will prepare necessary documents. It is anticipated that construction will begin in June. Mr. Crooker stated that he would like to see this project move along quickly.

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

Mr. Marsiglia reported that the flooring replacement project is complete. He will check to see that all invoices have been submitted. It was noted that there were five invoices for the project approved on the Consent Calendar.

**HVAC REPLACEMENT (Mr. Barba)**

Mr. Barba informed the Commission that the Trane unit has been installed and is working satisfactorily . The project may be removed from the agenda.

**CHS SPORTS LOCKER PROJECT (Mr. Nash)**

The next step for this project will be for Mr. Noewatne to prepare an RFP. Mr. Noewatne will prepare the documents shortly. Commissioners are hopeful that there will be a good response to the RFP. It will be necessary to develop the scope of the project and to appoint user members. This project will go to referendum in November of 2013.

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

It was reported that wind damaged the pool bubble fabric, but it was repaired at the site. Mr. Sima stated that when the bubble is taken down in the spring the manufacturer will take it to their site to make permanent repairs.

The request for waiver for the heat exchanger for the project has been approved by the State. Mr. Robitaille indicated that he has not had time to work on this project, but will contact Mr. Hill to get up to speed before the next meeting.

Mr. Noewatne reported that the design for the pool dehumidification has been approved by the Town Council and BL Companies has drafted bid documents which will go out shortly. A walkthrough will be conducted soon.

**NEW BUSINESS**

In response to a query from Mr. Noewatne, Mr. Sima stated that he does not think there are any new projects from the Capital Budget that will be assigned to the PBC this year.

**OLD BUSINESS**

There was no old business to come before the Commission.

**ADJOURNMENT**

Mr. Barba moved that the Public Building Commission adjourn at 7:40 p.m. The motion was seconded by Mr. Nash and carried unanimously.

Respectfully submitted,

Mr. James Brennan, Secretary  
Public Building Commission

Attest:

Susan F. Zwick