

Public Building Commission
February 6, 2013
Regular Meeting
Council Chambers Town Hall

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

Members Absent: Mr. Keith Goldberg

User Members Present:

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

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. McKenney moved that the minutes of the regular monthly meeting of January 2, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously.

Mr. Robitaille moved that the minutes of the special meeting of the Pool Dehumidification Committee of January 2, 2013 be approved as published, subject to correction. The motion was seconded by Mr. McKenney and carried unanimously.

Mr. Nash moved that the minutes of the special meeting of the CHS Field House Committee of January 9, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Purtill and carried unanimously.

Mr. McKenney moved that the minutes of the special meeting of the PBC District Sidewalk, Chimney, Masonry Repair Committee of January 15, 2013 be approved

as published, subject to correction. The motion was seconded by Mr. Hill 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. Barba moved that the Public Building Commission approve the Consent Calendar as follows:

I. CHS UTILITY TUNNEL PROJECT

GeoInsight, Invoice # 38839	\$5,451.58
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II. CHS WEST GYM ROOF REPLACEMENT

Silktown Co., Application #1	\$164,350.00
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III. DISTRICTWIDE SIDEWALK, CHIMNEY, MASONRY REPAIR

Jacques Consulting, Invoice #2013033	\$480.00
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The motion was seconded by Mr. Nash 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 reported that there was a meeting of the Ordinance Committee last week and the outcome of that meeting was that Town Attorney Dwight Johnson was going to do some fine tuning of the Ordinance, specifically relating to the number of times the PBC has to go to the Town Council for approvals. There are some instances where it may not be necessary to go to the Town Council. One example was the recent emergency with a roof at the high school, which had to be repaired quickly. Mr. Johnson will draw up wording that would be agreeable to the Town Council and the PBC where certain approvals may be waived under certain circumstances.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Mr. Robitaille stated that the subcommittee is awaiting responses from the RFP which should be available by the next meeting. Mr. Nash suggested that Mr. Noewatne reach out to a company in Torrington who may want to respond to the RFP.

ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)

Mr. Noewatne reported that the subcommittee of the Energy Performance Contracting project met and interviewed three firms, subsequently recommending ECG Engineering. A meeting of the full committee will be held next week at which time the selection will be discussed and possibly acted upon.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Crooker stated that the subcommittee met with GeoInsight last week. They showed the subcommittee a design to install sheet and roof leaders to improve drainage in the courtyard at the high school. Prices for this work are being obtained with the intention of doing the work this summer.

In addition to the drainage work there will be temperature and relative humidity probes going into the tunnel per the recommendation of GeoInsight. They will be looking at the ventilation and air pressure and they would like to do this installation during the heating system in order to monitor the air quality and make comparisons when the heat is off.

Mr. Marseglia stated that this is something that town staff can do.

Mr. Crooker stated that bids will go out for the work that is planned for the summer. Mr. Noewatne will draw up the necessary documents. He stated that the project is well within budget at this time.

Mr. Nash moved that the Public Building Commission recommend to the Town Council that the Utility Tunnel Improvements project be placed out to bid. The motion was seconded by Mr. Crooker.

Discussion of Motion:

Mr. Crooker stated that the removal of the trees in the courtyard will be bid as an alternate, as will the landscaping. Mr. Sima inquired as to whether there is a dollar amount from GeoInsight. Mr. Crooker stated that this portion of the project should be approximately \$40,000 - \$50,000. In response to a query from Mr. Sima, Mr. Nash stated that the humidity probes will be data logged.

Vote on Motion: Carried unanimously.

Mr. Nash moved that the Public Building Commission approve work relating to humidity probes for the CHS Utility Tunnel Improvements at a cost not to exceed \$3,000. Work will be done by GeoInsight. The motion was seconded by Mr. Crooker and carried unanimously.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Nash informed the Commission that three firms who had submitted RFQ's for the locker room project were interviewed by the subcommittee. The three firms interviewed were Stein Troost Architecture, BBS Architects and Moser Pilon Nelson Architects.

After very interesting and informative discussions with each firm the subcommittee voted to recommend the firm of Stein Troost Architecture. Mr. Nash informed the Commission that the RFP's were not opened until after the interviews and selection was made. Stein Troost was the highest bidder, but after negotiation a fee was agreed upon which was in line with the other bids.

Mr. Nash stated that the firm has done extensive work with Cheshire Academy and they have been very pleased with their work. They have also designed the Kent School sports facility. They have worked very successfully with Milone and MacBroom for a number of years. Mr. Nash further reported that they did a great deal of advance leg work before bidding this project, specifically determining that the project will not likely have to obtain an Inland Wetlands permit.

Mr. Nash moved that the Public Building Commission accept Stein Troost Architecture as the design firm to move forward with the sports field house at Cheshire High School. Work includes schematic design and construction estimates for a total cost of \$155,000 of which schematic design will cost \$29,500. The motion was seconded by Mr. Barba.

Discussion of Motion:

Mr. McKenney questioned whether this should be presented to the Town Council for their approval. Mr. Purtill said that it would not have to be presented to the Town Council at this time, but would be presented to the Town Manager for

review. This item will be on the Town Council agenda for next week at which time the project will be discussed.

Mr. McKenney questioned whether the PBC can make this approval without funding being appropriated. The Commission would be committing to funds which it does not have at this time.

Mr. Masciana explained the finances of this project, of which there are four components. A construction estimate and schematic design is needed by May 1. Phase II is final design with a cost of \$95,000. Phase III is analysis of bid documents in the amount of \$3,000 and Phase IV is construction estimation of \$155,000. The original appropriation was \$500,000, of which there is \$470,000 remaining.

In response to a query from the Commission, Mr. Nash stated that the subcommittee recommended Stein Troost as the architect because of their enthusiasm, their upfront work and the former projects that they have successfully completed. They take pride in their facilities and love working on athletic facilities. They are energetic and enthusiastic. They also have a good working rapport with Milone & MacBroom.

Mr. Purtill explained how most projects are handled in terms of approvals, but noted that this project is different in nature than most others. Someone must do the work that the Commission is now doing or the project will not get off the ground. The Commission must come up with a recommended project to meet the needs of the athletic facilities. No one has given the PBC a dollar amount other than what is available from the first project appropriation.

The PBC has been asked to come up with an alternative to the original concept which consisted of refurbishing the locker rooms and utilizing an outdoor ramp. It is necessary to retain a professional to help the Commission develop a cost estimate for the project as it is recommended by the PBC at this time. If this cost estimate is not performed the cost of the project would not be known and it could not move forward.

Mr. McKenney stated that the Commission does not want to be put in a position of being bound to a contract that cannot be funded. He recommends that the motion be approved contingent upon Town Council approval.

Mr. McKenney offered the following amendment to the motion on the floor:

That the PBC recommend to the Town Council that they act on the PBC's recommendation for schematic design at a cost of \$29,500.

Mr. Hill offered the following amendment to the amended motion on the table.

That the Town Council approval be contingent upon the ability of the Town to end the contract after schematic design and construction estimate. This preserves the Town's flexibility.

Discussion on motion as amended and amended.

Mr. Dave Gavin of the Energy Commission queried as to whether the PBC or Town Council is looking for input regarding energy selections and costs.

Mr. Nash reminded those present that the clock is ticking in regard to code compliance issues which must be addressed. These are State mandated issues which must be addressed. He added that this is an evolving project and concept.

Mr. Hill commented that the Town Council may decide not to move in the direction recommended by the PBC, and if it does, the project will have to go to referendum to be approved.

Mr. Sima addressed the Commission and stated that this project was initiated because of the extreme concern over conditions at the current locker room. It was presented as a project that needed immediate attention. He offered that if the project moves forward as foreseen by the PBC, it will be a long time before the issues that were so pressing are addressed.

Mr. Sima further commented that the project as perceived by the PBC is an exterior building and there are many teams that need locker rooms in the cold weather who would not be served by this building. He noted that the project is not going anywhere unless it is approved at referendum. This scenario just pushes the locker room renovations out further and further.

Mr. Masciana commented that there would still be indoor lockers in use. He noted that the PBC was charged with looking at options for the locker room facility and it is performing its charge. What was never clarified was how the design was going to be paid for.

Mr. Sima reiterated his concern that going down the path recommended by the PBC will push the locker room needs out further and further.

Mr. Purtill stated that there is a locker room design which was prepared by BL Companies. That fulfilled a need at the inception of the project. At that point the Town Council requested that the PBC investigate other alternatives to the refurbishing of the locker rooms with the outdoor ramp.

Mr. Sima suggested dividing the project in two: the outdoor facility and the refurbishing of the existing locker room. Mr. McKenney stated that the issues brought forth at this meeting need to be discussed with the Town Council. Mr. Masciana noted that the estimated cost to refurbish the locker room with an

outdoor ramp is \$535,000 and if an elevator is installed it will be \$800,000. The other alternative, which is now being investigated, is a separate athletic facility.

Mr. Hill stated that the separate facility will solve the problems with the locker rooms because the winter sports teams can utilize the current indoor locker room which is code compliant and the basement locker rooms which are in such disrepair can be used for storage.

Mr. Sima offered that it is likely that the Town Council will approve \$29,000 being requested at this time, and will not make an additional appropriation until after referendum in the fall.

Vote on Motion, as amended and amended: Carried unanimously.

POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille)

Mr. Robitaille informed the Commission that the subcommittee met and reviewed the bids which were received on February 1, based on revisions of the plans by BL Companies.

Mr. Robitaille moved that the Public Building Commission recommend to the Town Council to approve a budget for the Pool Dehumidification Project in the amount of \$150,000. The motion was seconded by Mr. McKenney.

Discussion of Motion:

Mr. Robitaille stated that costs include \$47,000 for the HVAC unit which has already been paid, \$63,000 for the contractor to install the unit, \$6,000 for the duct sock and \$20,000 for the building management system connection and \$14,000 for contingencies.

Vote on Motion: Carried unanimously.

Mr. Robitaille moved to recommend to the Town Council the approval the qualified low bid of Sav-mor in the amount of \$62,530.26 for the base bid and Alternate F-1 for the duct sock in the amount of \$5,949.54. The motion was seconded by Mr. McKenney.

Discussion of Motion:

Mr. Robitaille informed the Commission that he called the Vice President of Sav-Mor to discuss certain aspects of the project and was very impressed with his knowledge and professionalism. Mr. Noewatne will look into other references offered by Sav-Mor. Mr. Rioux confirmed that the firm is the qualified low bidder. Mr. Robitaille stated that the Town Attorney will check on the license status of Sav-Mor.

Vote on Motion: Carried unanimously.

Mr. Robitaille moved that the Public Building Commission recommend to the Town Council to approve Alternate F-2 of the bid and award that portion of the work to SNE Building Systems at a cost of \$16,525.00. The motion was seconded by Mr. McKenney and carried unanimously.

PBC ORDINANCE AND PROCEDURES (Mr. Robitaille)

This project was discussed earlier in the meeting under Town Attorney Legal Issues. Mr. Robitaille will send out a draft to Commissioners before the next meeting.

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Mr. Marseglia informed the Commission that he is still waiting for additional prices to come in and should have that information within a week. He will forward information to Mr. Brennan.

DISTRICT SIDEWALK, CHIMNEY & MASONRY REPAIRS (Mr. McKenney)

Mr. McKenney informed the Commission that the subcommittee met with school officials and asked them to prioritize the list of items which are being requested. Mr. Marseglia informed the subcommittee the scope of work intended for this round of funding, in order of priority.

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| 1. CHS Chimney Restoration & Cap Replacement | \$55,000. |
| 2. Dodd Chimney Restoration & Cap Replacement | \$40,000. |
| 3. CHS Main Office Area & Sidewalk | \$31,300. |
| 4. CHS Auditorium Entrance & Steps | \$23,000 |
| 5. CHS South Entrance Area & Landing | \$30,300 |
| 6. Doolittle Main Entrance, Sidewalk & Gym Area | \$13,000 |
| Alternates: | |
| 7. Dodd Gym Wall Above Roof | \$45,000 |
| 8. Norton Chimney Restoration | \$ 7,000 |

Mr. McKenney informed the Commission that the chimneys are actually cracked in many places. The sidewalks are in serious disrepair and are dangerous. There is a question of structural problems. It was not possible to investigate the Dodd chimney because of its height. Mr. Marseglia stated that it may be possible to investigate the Dodd chimney when the scaffolding is erected for the other work.

Mr. McKenney stated that there is a definite need for an architect or engineer and if the project is to move forward this summer it must go out to bid shortly. Mr. Marseglia

thanked Mr. McKenney and the subcommittee and requested \$3,000 to do the initial observations. He suggested that a structural engineer draw up the specifications for the two chimneys and to look at the Dodd chimney which needs closer observation when the scaffolding is up.

Once the engineering work is done Mr. Noewatne will draw up the necessary language to put in the bid documents. Mr. McKenney stated that to date \$400 has been spent on this project. The cost of having the engineer draw up the specs for the project will be approximately \$1,200 to \$1,500.

Mr. McKenney moved that the Public Building Commission retain the services of a structural engineer to investigate the Cheshire High School and Dodd chimneys for structural integrity at a cost not to exceed \$3,000. The motion was seconded by Mr. Hill and carried unanimously.

Mr. McKenney stated that it is the intention to do this work over the summer. Hopefully the project will be designed before the March meeting.

PUBLIC WORKS GARAGE ROOF & EXTERIOR DOORS (Mr. Hill)

Mr. Hill met with Mr. Noewatne at the Public Works Garage to review the project. It was noted that there has been some work done on the design of this project, but the Town Council wants the project charged to the Public Building Commission. Bids were received on the project by the Public Works Department, but were rejected due to weather concerns. The low bid at that time was \$87,700. It was determined that the project must be re-bid.

Mr. Hill moved to approve the design by BL Companies dated October 10, 2012 and authorize bidding for the roof repair, to include the area over the office area of the high school which is within a year of its useful life. The roof will be a 30-year warranty white roof similar to the roof over the Police Department. The motion was seconded by Mr. Barba and carried unanimously.

CHS WEST GYM ROOF

Mr. Marseglia informed the Commission that trim work started yesterday so everything will match current trim in other areas. Work should be completed tomorrow. Mr. Marseglia complimented everyone involved in this roof replacement which was done under emergency conditions and inclement weather. He also commended Silktown on their excellent work.

EMERGENCY SHELTER GENERATORS (Mr. Goldberg)

The Board of Education is drawing up specs for the units and will have further information at the next meeting.

NEW BUSINESS

Election of Officers

Mr. Nash moved that Mr. Purtill be nominated to serve as Chairman of the Public Building Commission through December 31, 2013. The motion was seconded by Mr. Barba. There being no further nominations forthcoming, the motion carried unanimously.

Mr. Nash moved that Mr. Barba be nominated to serve as Secretary of the Public Building Commission through December 31, 2013. There being no further nominations forthcoming, the motion carried unanimously.

Mr. Purtill moved that Mr. Goldberg be nominated to serve as Vice Chairman of the Public Building Commission through December 31, 2014. The motion was seconded by Mr. McKenney. There being no further nominations forthcoming, the motion carried unanimously.

Remaining Funds from Police Department Roof Project

Mr. Noewatne informed the Commission that there is \$60,599.22 remaining in the Police Department Roof Project. He recommends that the Commission close out the project as all warranties have been received.

Mr. Barba moved that the Public Building Commission close out the Police Department Roof Project. The motion was seconded by Mr. Crooker and carried unanimously.

Mr. Noewatne will send a formal accounting of the project to the Town Council.

Conflict of Interest Ordinance

Commissioners received copies of the Conflict of Interest Ordinance under the Town Charter and the Code of Ordinances. A discussion ensued regarding how this affects the PBC and questioned whether the Commission should know of all the workers that do work for the Town on projects. It was suggested that members recuse themselves if they feel there is a conflict of interest.

Roof Inventory

Mr. Noewatne informed the Commission that he is working on the Town roof inventory and will have it ready before the next meeting.

OLD BUSINESS

There was no old business to come before the Public Building Commission

ADJOURNMENT

Mr. Barba moved that the Public Building Commission adjourn at 8:55 p.m. The motion was seconded by Mr. McKenney and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission

Attest:

Susan F. Zwick