

Public Building Commission
June 5, 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)

Members Absent: Mr. Keith Goldberg
Mr. Vincent Robitaille

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. Barba moved that the minutes of the regular monthly meeting of May 1, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously.

Mr. McKenney moved that the minutes of the special meeting of the PBC District Sidewalk, Chimney, Masonry Repair Committee meeting of May 8, 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. McKenney moved that the Public Building Commission approve the Consent Calendar as follows:

I. CHS UTILITY TUNNEL PROJECT

GeoInsight, Invoice # 39701	\$7,983.54
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II. DPW GARAGE ROOF

BL Companies	\$575.00
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REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtill stated that the changes to the PBC Regulations have been made, but cannot be put in place until the PBC Ordinance is approved by the Town Council. Mr. McKenney commented that the statement in the Regulations that the PBC appoints people to fill vacancies is still in the latest document. It should be revised to reflect that the Town Council appoints people to fill vacancies. Mr. Purtill will check on that before the document is finalized.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Mr. Noewatne informed the Authority that the contract with Salamone Associates has been returned and is ready to be executed. The firm is doing preliminary investigative work. Preliminary design documents should be ready by the next regular meeting.

ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)

Mr. Noewatne informed the Commission that the Town Council has approved ECG Engineering as the Owner's Representative for the Energy Performance Contracting project. Mr. Noewatne will look into what the next step in this project will be.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Crooker stated that this project is ready to commence on June 27. Drainage work will be completed in the courtyard at Cheshire High School as well as the removal of several trees. Mr. Noewatne commented that he will schedule a pre-construction meeting next week. Mr. Crooker estimated that the work will take three to four weeks.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Nash informed the Commission that he met with a representative of Stein Troost and Mr. Marseglia, Mr. Masciana were in attendance. They gave the architect an overview of the issues that need to be addressed with this project; specifically Title IX and code compliance issues, need for bathrooms, a press box and concession stand. In addition the locker room needs to be renovated and/or relocated. There are many options that need to be investigated.

The group toured the existing locker room and the rest of the facility. The architect is going to develop a preliminary proposal to develop a scope of work to encompass all of the issues that need to be addressed. A comprehensive plan will be developed that addresses the issues so the project can move forward in an organized and cost effective manner.

At the present time there is no contract with Stein Troost. The firm is acting as a consultant and will develop a proposal. All issues will be examined so decisions can be made as to how best to move forward with this project.

Mr. Noewatne informed the Commission that hiring the consulting firm of Stein Troost will be on the Town Council June 9 agenda. The Commission has informed the Town Council of its intentions in terms of how to proceed with this project.

Mr. Sima entered the meeting at 7:20 p.m.

POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille)

Mr. Purtill commented that the dehumidification project is obviously on hold as there is no building to dehumidify. He did report that the Pool Enclosure Committee is meeting regularly and moving quickly toward making a recommendation as to what the pool enclosure will be.

PBC ORDINANCE AND PROCEDURES (Mr. Robitaille)

This was discussed earlier in the meeting.

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Mr. Marseglia distributed a schedule of the carpet flooring abatement and replacement work that will be done this summer. It was noted that Mr. Victor Sandoval has done an outstanding job of coordinating all the different trades and the dates that work will be done. The project will commence on June 21 and is expected to be completed by August 16.

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

Mr. McKenney informed the Commission that the committee conducted a pre-construction meeting on May 8 and will meet again on July 2. The project will commence on June 25. The project should be complete by the end of August. In response to a query regarding painting the front sidewalk at the high school, which is going to be replaced, it was suggested that only sidewalk chalk should be used for that purpose.

EMERGENCY SHELTER GENERATORS (Mr. Goldberg)

The committee is waiting for specs for this project from the architect. Mr. Purtil informed the Commission that he met with Mr. Bill Kunde of the Energy Commission. Mr. Kunde supports the use of co-generation for the generators at the schools. Mr. Masciana stated that this is not the scope of this project, and \$160,000 has been appropriated for generators at Cheshire High School and Highland School. He noted that co-generation could be discussed for further projects, but that is not the scope of this project.

PUBLIC WORKS GARAGE ROOF & EXTERIOR DOORS

Mr. Hill informed the Commission that work on this project will be done in the next week or two. The membrane has been installed on the roof. It was reported that representatives of OSHA visited the job site. It was noted that any violations would be with the contractor, not the Town. The contractor needs to be in compliance with all safety rules and regulations.

Mr. Hill reported that there will be extra funds remaining in the project budget, which will be used to replace 5-6 doors on the garage. Mr. Noewatne stated that there will be approximately \$50,000 remaining for the replacement of the doors.

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. Hill moved that the Public Building Commission adjourn at 7:45 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