

MINUTES OF THE CHESHIRE PUBLIC BUILDING COMMISSION MEETING HELD ON WEDNESDAY, AUGUST 7, 2013, AT 7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

John Purtill, Chairman; Joe Barba, Jim Brennan, Mark Nash, Vincent Robataillie, Art Crooker, James McKenney, Ed Hill.

Staff: George Noewatne, PW Director; Vincent Masciana, Director of Management Services, Dept. of Education; Dan Marsaglia, Maintenance Director, DOE

I. ROLL CALL

Roll was called and a quorum was determined to be present.

The group Pledged Allegiance to the Flag.

II. PERSONAL SAFETY ORIENTATION (EXECUTIVE SESSION)

MOTION by Mr. McKenney; seconded by Mr. Brennan

MOVED that the PBC enter executive session at 7:02 p.m. for the personal safety orientation.

VOTE The motion passed unanimously by those present.

MOTION by Mr. McKenney; seconded by Mr. Brennan.

MOVED that the PBC exit executive session at 7:20 p.m.

VOTE The motion passed unanimously by those present.

III. PUBLIC ADDRESS

IV. GENERAL CORRESPONDENCE

V. MONTHLY FINANCIAL STATUS REPORT

Report was in the PBC packets.

VI. CONSENT CALENDAR

MOTION by Mr. McKenney; seconded by Mr. Hill.

MOVED to approve the Consent Calendar of August 7, 2013.

Discussion

Mr. McKenney requested that the Consent Calendar be amended with removal of the minutes of July 10, 2013 and July 18, 2013.

A copy of the Consent Calendar is attached to these minutes.

VOTE The amended Consent Calendar was unanimously passed.

MOTION by Mr. Hill; seconded by Mr. McKenney

MOVED to approve the minutes of July 10, 2013 with a footnote after the sentence that "GL Capasso showed up at 8:20 p.m." to state "see correction in the July 18, 2013 minutes.

VOTE The motion passed unanimously by those present.

MOTION by Mr. McKenney; seconded by Mr. Hill.

MOVED to approve the July 18, 2013 minutes.

VOTE The motion passed unanimously by those present.

VII. TOWN ATTORNEY LEGAL ISSUES – PBC Regulation Review Meeting
To be scheduled. This is being coordinated with Councilor Sylvia Nichols.

VIII. PROJECTS

1. Senior Center Elevator (Mr. Robataille)

- a. Salamone & Associates has been hired and is proceeding with the design.

There were plans on this project included in the packets. Mr. Robataille reported on a subcommittee meeting with Mr. Berardi of Salamon Associates. They reviewed the plan, and there is an issue regarding the existing machine room ceiling being below 7 feet high, and this does not meet code. Salamone applied to the State building official for modification; there is a recommendation to delay bidding until the modification is approved.

- b. Committee meeting scheduled for July 31, 2013 at 3:30 p.m.
- c. Request to bid elevator upgrades

2. Energy Performance Contracting (Mr. Goldberg)

- a. ECG Engineering has been hired as Owner's Representative. They are reviewing and commenting on the Ameresco proposal.

Mr. Noewatne advised that this is moving forward. ECK Engineering has been hired, is reviewing the Ameresco proposal, with a recommendation forthcoming in September or October. The recommendations will go to the Town Council Performing Contracting

Committee for approval to the full Council. The goal is to have everything ready for the school summer construction season of 2014. The PBC was informed that Ameresco has not been formally hired by the Council, and if there were other projects for consideration, it would involve consultation with Ameresco.

Mr. Purtill noted that the CCP (pool group) has a strong interest and good numbers for cogeneration, and the question is where to go with this.

According to Mr. Noewatne, the pool has been considered a stand alone project by Ameresco because of the magnitude of the project. There are issues with the structure, i.e. whether it would be leased or owned. If there is an interest, a cogeneration group could be in touch with Ameresco for energy proposals. The Energy Commission would be the best group to present this project to the Council and determine how to go about this. There is a question of funding, but discussion could be held, and a voluntary study done.

3. Utility Tunnel Improvements at CHS (Mr. Crooker)

- a. Committee meeting scheduled for July 31, 2014, at 3:30 p.m.
- b. Status update

MOTION by Mr. Crooker; seconded by Mr. Barba.

MOVED to ratify approval of the change orders as follows: No. 1 - \$4,330.32; No. 2 (\$1,351.14); No. 3 - \$1,303.95, subject to subcommittee correction and refinement.

Discussion

Mr. Hill questioned the 713 sq. ft. of foundation not covered in the bid, and whether this was bid on price per unit work, or do this work.

PBC was informed by Mr. Noewatne that it was assumed it was a 5 foot deep wall, and in a few places it dropped down further, and this was unknown to the contractor.

Mr. McKenney asked about a bond fee reduction when there is a change order done.

This is a valid point, and Mr. Noewatne will ask the contractor about this.

Mr. Hill said the bond fee may not be reduced, as the contractor commits to the bond before work starts.

In the past, Mr. McKenney said the bond fee is only for the net increase in the cost.

There will be an adjustment by the contractor, and Mr. Noewatne will handle this.

VOTE The motion passed unanimously by those present.

4. CHS Sports Locker Project (Mr. Nash)

- a. Status update

Mr. Purtill advised that PBC is waiting to hear from the designer and to communicate a vision on how this will happen, along with an overview of the expected outcome.

5. Pool Dehumidification Project (Mr. Robataille)

- a. The apparent low bidder, Sav-Mor, agreed to extend their bid until July 30, 2013. Bid has now expired.

6. Pool Committee (Mr. Purtill)

- a. Status update

Mr. Purtill stated that CCP will bring its selection for the pool dome, along with a full discussion of the economics which have been worked out. A briefing sheet will be available, with a copy forwarded to PBC members.

7. PBC Ordinance and Procedures (Mr. Goldberg)

- a. Status update

This matter is put on hold until after Labor Day; this issue will require a lot of dialogue; and has a lot of detail. The matter could even be held off until October.

MOTION by Mr. McKenney; seconded by Mr. Robataille.

MOVED to table this agenda item to September or October.

VOTE The motion passed unanimously by those present.

8. District Flooring Replacement (Mr. Brennan)

- a. Status update

A memorandum was received by PBC with an update on this project. Six of the seven schools are completed; and Dodd Middle School will be completed by August 16th.

9. District Sidewalk, Chimney & Masonry Repairs (Mr. McKenney)

- a. A committee meeting is scheduled for August 1, 2013

Mr. McKenney reported that the subcommittee meets on a regular basis, with the work completion by August 23rd. The BOE was requested to give PBC documentation regarding BOE picking up the cost of the sidewalks above what the PBC has left. The BOE has agreed to a maximum of \$40,000.

Mr. Masciana referred to the memorandum, informing the PBC that \$40,000 could come out of the BOE operating budget. With this funding and the remainder of the appropriation, about \$26,000, there is \$66,000 to complete the sidewalk project at the high school. This would be the number to make the determination as to what will get done, and will be given to the contractor at the upcoming meeting. It was estimated the entire project would be \$72,000; with the lower funding there will be determination on what cannot be done at this time; and 95% of the project will be completed.

A question was raised by Mr. McKenney about going into a project without enough funding and how to proceed. No more chimney problems are anticipated, but it was agreed that chimneys have priority over sidewalks.

The PBC was told by Mr. Masciana that the BOE cannot deliver an open ended check, and there would be a total of \$66,000 for the sidewalk work. The chimney numbers were firmed up last week with Capasso; the work is approved; the number is set; and Capasso said the work would finish on time without additional charges. The BOE can commit to the \$40,000 plus the \$26,000 in the appropriation; the project can use \$60,000; and \$6,000 could be in reserve.

Mr. McKenney envisions breaking the project into two parts, if necessary.

Mr. Hill commented on there being some wiggle room, the estimate for Dodd and also administrative costs. The figures are conservative, so there is some margin for error. There is \$72,000 to do this area of the high school; we have \$60,000; so it will not all be done. He said one of the virtues of doing everything in front of the high school was uniformity, with a good looking entrance. Mr. Hill has concerns about figuring out how much is to be done, and how it will look. Without enough money to do a large part of the area to create the right impression, Mr. Hill's vote would be to not do the project.

According to Mr. Masciana there would have to be a cut off point selected because the sidewalk leading from the auditorium to the gym area was not to be done. He thinks we can work with \$60,000, get enough done, and select a reasonably good break-off point, so next year the sidewalks can be done without looking unsightly.

There is a meeting on Thursday, 8/8/13, and the possible break-off point can be looked at with the contractor. Mr. Masciana stated that in the CEP request for FY 13-14, the BOE asked for \$350,000 for sidewalk, chimney, masonry repairs. Town Manager Milone reduced it to \$275,000, and the Council will vote on this request. He believes there will be some additional funding. Discussion and decisions can be made at the August 8th meeting.

Mr. McKenney said PBC needed to make the BOE and Town Council aware of the approach in the letter sent out on this project indicating more is being spent than the appropriation. He does not want problems down the road, wants everyone to know what is going on, and PBC is looking for the authority to do that through the subcommittee.

This makes sense to him and Mr. Purtill has confidence in the subcommittee and BOE, is not troubled by anything here. He does not want to put the BOE in the position of being denied the momentum needed to get this project done and open up the school.

MOTION by Mr. Hill; seconded by Mr. McKenney.

MOVED that the PBC authorizes the subcommittee to do repairs in the auditorium area of Cheshire High School to the extent of the funds transferred by the Board of Education (BOE) through the Superintendent of Schools.

Discussion

Mr. Masciana said the PBC has to authorize the use of the remaining proceeds of the appropriation (\$210,000) towards the auditorium sidewalk replacement.

VOTE The motion passed unanimously by those present.

**10. Emergency Shelter Generators (Mr. Goldberg)
 No report.**

- a. The committee is working on technical specifications for the bid package.

11. Public Works Garage Roof & Exterior Doors (Mr. Hill)

- a. The roof replacement is substantially complete. The contractor expects to have the punch list completed and warranty certification by the August PBC meeting.

Mr. Hill reported the garage roof is completed subject to some punch list items. There was a change order for \$6,850 to repair rotted facing/blocking around the roof. He said there was some money built in for door repairs, and this will be looked at for the next meeting.

MOTION by Mr. Hill; seconded by Mr. Crooker.

MOVED that the PBC approve the change order for \$6,850 to repair the facing/blocking around the PW Garage roof.

VOTE The motion passed unanimously by those present.

IX. NEW BUSINESS

X. ADJOURNMENT

MOTION by Mr. Hill; seconded by Mr. Crooker.

MOVED to adjourn the meeting at 8:05 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk