

Public Building Commission
September 4, 2013
Regular Meeting
Room 202 Town Hall

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

Members Absent: Mr. Joseph Barba
Mr. James Brennan (Secretary)
Mr. James McKenney

User Members Present: There were no user members present.

Others Present: Mr. Walter Gancarz, Town Engineer
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.

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 did not receive copies of the monthly financial status report in their packets.

CONSENT CALENDAR

Mr. Nash moved that the Public Building Commission approve the Consent Calendar, which is attached to these minutes. The motion was seconded by Mr. Robitaille and carried unanimously.

REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtill said that he was confident that members had reviewed the Operating Guidelines prepared by Mr. Goldberg. It will be necessary to have the Ordinance passed by Town Council. Mr. Purtill is confident that this will take place in the fall.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Mr. Robitaille informed the Commission that the State approved the modification for the room ceiling height so the project is ready to go out to bid.

Mr. Robitaille moved that the Public Building Commission request of the Town Council that the Senior Center Elevator Project be placed out to bid. The motion was seconded by Mr. Nash and carried unanimously.

ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)

Mr. Goldberg stated that a meeting took place with town officials and representatives of EEG and Ameresco regarding the energy performance contract. The nature of the meeting was to discuss particulars of which energy issues will be handled first, most likely lighting as that is a relatively easy fix. The parties will meet for the next four Thursdays to work out details of the project.

One issue to be discussed will be whether to go with fluorescent lighting or fluorescent/LED lighting. After the lighting is complete, the next step will likely be to replace the electric heat in the back part of Cheshire High School and Highland School. This all must be approved by the Town Council. At the present time the Town does not have a contract with Ameresco.

Mr. Purtill inquired as to whether co-generation will be incorporated into this project. Mr. Masciana stated that it is not part of the project at this time. Right now the projects to be completed are those with a payback of 15 years or less. Mr. Purtill commented that a 15 year payback would not be acceptable in most businesses.

Mr. Sima stated that no capital money is involved; it is more like a weighted payback for all projects. This project allows the town to upgrade the infrastructure but continue to pay the utility bills. If savings do not come to fruition, Amersco guarantees the difference. EEG has been retained to confirm the costs and savings.

After several inquiries about the nature of how this project will work, Mr. Goldberg stated that there are still many issues that need to be worked out before this project commences.

Mr. Hill stated that he is very concerned about Ameresco and this process over the long haul. He commented that he has a lot of concerns about the nature of this project. Mr. Goldberg stated that the project is in its infancy stages and there is no contract with Ameresco at this time.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Crooker informed the Commission that the project has moved along very well and is basically complete with the exception of the punch list items. Mr. Marsiglia stated that the punch list items have not been addressed at this time.

Mr. Hill moved that the Public Building Commission authorize payment of \$15,000 to be used for sidewalk replacement at the Cheshire High School senior courtyard. The motion was seconded by Mr. Crooker

Discussion of Motion:

It was noted that the sidewalk presently is a safety issue and needs to be replaced. Funds will also come from CHS alumni and other sources. The project will consist of demolishing the existing sidewalk and replacing it. Mr. Sima stated that since this is not part of the original project, the Commission should ask Town Manager Milone about the use of these funds.

Amendment to Motion:

This request is subject to the approval of the Town Manager.

The motion, as amended, was carried unanimously.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Nash reported that there is nothing new relating to this project. The project will go out to bid as we approach January, 2014. It will be necessary to review the schematic drawings before the project goes out to bid.

POOL COMMITTEE (Mr. Purtill)

Mr. Purtill informed the Commission that the membrane dome has been approved to go out to bid in November. The committee is working to promote the project, and a model of the dome will be available soon at several locations in town.

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Mr. Masciana reported that the flooring replacement is complete and Mr. Marseglia offered his thanks to Mr. Nash and Mr. Brennan for a job well done.

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

Mr. Purtill stated that this project is complete and the work looks very nice. Mr. Marsiglia offered his thanks to Mr. McKenney for chairing and overseeing this project.

EMERGENCY SHELTER GENERATORS (Mr. Goldberg)

Mr. Goldberg reported that technical specs are being developed and finalized.

PUBLIC WORKS GARAGE ROOF & EXTERIOR DOORS

Mr. Goldberg reported that the Town Garage roof is complete. A \$6,000 change order was approved. Hopefully leftover funds will be available to replace the garage doors.

Mr. Hill moved that the Public Building Commission recommend to the Town Council that the Town Garage overhead door replacement be placed out to bid. The motion was seconded by Mr. Nash and carried unanimously.

NEW BUSINESS

Commissioners discussed co-generation and possible application to buildings in Town.

OLD BUSINESS

There was no old business to come before the Commission.

ADJOURNMENT

Mr. Goldberg moved that the Public Building Commission adjourn at 8:00 p.m. The motion was seconded by Mr. Nash and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission

Attest:

Susan F. Zwick