

Public Building Commission
January 2, 2014
Regular Meeting
Room 207, Town Hall

Members Present: Mr. John Purtill (Chairman)
Mr. Keith Goldberg
Mr. Ed Hill
Mr. Art Crooker
Mr. Jim McKenney
Mr. Vin Robitaille

Members Absent: Mr. Jim Brennan
Mr. Joe Barba

Others Present: Mr. Vin Masciana, Department of Education
Mr. George Noewatne, Director of Public Works
Mr. Kevin Wetmore, Pool Committee

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 received copies of the monthly financial status report in their packets.

CONSENT CALENDAR

Mr. Hill moved that the Public Building Commission approve the Consent Calendar, which is attached to these minutes, with the exception of the invoice from Detour Construction, which was removed. The motion was seconded by Mr. Crooker and carried unanimously.

The invoice from Detour Construction was discussed. Mr. McKenney asked about the particulars of this invoice, and Mr. Crooker stated that it was approved by the Cheshire High School Utility Tunnel Committee for the partial replacement of the CHS senior courtyard sidewalk, due to damage as part of the utility tunnel waterproofing project. The funds will come from the CHS Utility Tunnel budget, not the District Sidewalks and Chimney budget.

*Motion by Mr. Crooker to approve Detour Construction invoice for \$15,000.
Motion seconded by Mr. Nash and passed unanimously.*

REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

There was nothing new to report.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

A preconstruction meeting was held on December 5, 2013 at 10:00am at the Senior Center. The elevator is scheduled for replacement in April 2014.

ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)

A meeting of the committee will be held on January 15, 2014 at 7:00pm. The committee will take a final look at the investment grade audit and if they make a recommendation, it will then be sent to the council for approval.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Crooker informed the Commission the tunnel is still being monitored.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Nash met with John Milone of Milone and MacBroom and asked if he would be willing to look at the handicapped access at the high school Mr. Milone said that he would be happy to work with the committee on this project. The meeting is scheduled for January 7, 2014 at 9:00am. Mr. Milone will be bringing his “expert” on handicapped access, Mr. Tom Sheil. They will look at the existing outdoor handicapped access to see if it can be incorporated into a possible new design. Mr. Purtill stated he will also go back and talk to Denis Rioux to address any concerns.

POOL COMMITTEE (Mr. Purtill)

Tabled until the end of the meeting – possible executive session

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Mr. Masciana informed the committee that the Board of Education is working on the priority list.

PBC ORDINANCE AND PROCEDURES (Mr. Goldberg)

Mr. Purtill stated that the document is very comprehensive and asked Commission members for input.

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

Mr. McKenney stated that the committee would like to hire Detour under the same contract as last year, and using last year's prices.

Motion by Mr. McKenney to make a recommendation to the Council that they waive bids in order that they may select Detour Construction to do sidewalk work at last year's prices. Motion seconded by Mr. Hill and passed unanimously.

Mr. Marseglia informed the committee that he contacted Prindle Hill (last year's second lowest bidder) and was told that they could not hold last year's prices and that they would be about double what was quoted last year.

Motion by Mr. McKenney to retain services of Bill Jacques for various schools chimney site assessment - \$375 at Norton, bid specs \$500, bid construction \$500 hourly billing budget. Doolittle \$375, bid specs \$500, bid construction, \$500 hourly billing budget. Darcey \$375, bid specs \$500, bid construction, \$500 hourly billing budget. Additional services due to unforeseen conditions are not included and will be billed at the hourly rate of \$125. Requesting the Council give Mr. Jacques the go ahead to develop the documents necessary for the chimneys. Total not to exceed \$5,000. Motion seconded by Mr. Nash and passed unanimously.

EMERGENCY SHELTER GENERATORS (Mr. Goldberg)

Project temporarily on hold as there has been some talk about the Town applying for micro-grid grant, which would likely be in that area.

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

Final payment for Young Developers roof work was approved at this meeting. Overhead doors will be delivered on the 6th of January. Installation will start right away

POOL BUILDING ROOF REPAIRS (Mr. Goldberg)

This project is for repairs to a portion of the roof on the permanent building. There was a short discussion about the existing roof warranty.

PLANNING – CAFETERIA (Mr. Nash – Liaison)

There is a start up meeting scheduled for January 7, 2014 at 7:45am.

CHS ROOF (Mr. Robitaille)

The committee met on December 10, 2013 to discuss the scope of work. There is approximately 8,000 sf of roof, the plan is to go with a 30 yr TPO membrane roof. Discussion followed about benefits of different roof colors.

Motion by Mr. Robitaille to request the Town Council waive the RFP process for designer selection and hire BL Companies - \$4,800 for design and \$3,800 for procurement and administration services. Motion seconded by Mr. Hill and passed unanimously.

CHS BATHROOMS AND CONCESSIONS (Mr.Nash)

Mr. Masciana spoke to Michael Stein and is working on getting a proposal. He should have a proposal to Mr. Noewatne sometime during the week of January 6, 2014.

EXECUTIVE SESSION

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

MOVED that the Public Building Commission enter Executive Session at 7:40pm p.m. to include Mr. Wetmore, Pool Committee, and Mr. Masciana, Board of Education to discuss Cheshire Community Pool designer of record.

VOTE The motion passed unanimously by those present.

MOTION by Mr. McKenney; seconded by Mr. Hill

MOVED that the Public Building Commission exit Executive Session at 8:35 p.m.

VOTE The motion passed unanimously by those present.

NEW BUSINESS

There was no new business to discuss

OLD BUSINESS

There was no old business to come before the Commission.

ADJOURNMENT

Mr. Nash moved that the Public Building Commission adjourn at 8:35pm. The motion was seconded by Mr. Crooker and carried unanimously.

Respectfully submitted,

George Noewatne