

PUBLIC BUILDING COMMISSION – Meeting Minutes
Wednesday, February 5, 2014
7:00 P.M. – Council Chambers

Members Present: Mr. John Purtill (Chairman)
Mr. Keith Goldberg
Mr. Mark Nash
Mr. Art Crooker
Mr. Jim McKenney
Mr. Vin Robitaille
Mr. Jim Brennan

Not present: Mr. Joe Barba
Mr. Ed Hill

Additional present: Mr. Vin Masciana, Board of Education
Mr. Dan Marseglia, Board of Education
Mr. Kevin Wetmore, Pool Committee
Mr. Jim Sima, Town Council
Mr. Dave Schrumm, Town Council
Mr. George Noewatne, Public Works

PLEDGE OF ALLEGIANCE

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

Motion by Mr. McKenney to remove minutes of January 2, 2014 from the consent calendar due to an error. Motion seconded by Mr. Nash and carried unanimously.

Motion by Mr. McKenney to approve the consent calendar. Motion seconded by Mr. Nash and carried unanimously.

Motion by Mr. McKenney to approve the minutes as corrected – Mr. Nash was present at the January 2, 2014 meeting. Motion seconded by Mr. Nash and carried unanimously.

TOWN ATTORNEY LEGAL ISSUES

PBC Regulation Review meetings to be scheduled. Nothing new to report.

SENIOR CENTER ELEVATOR (Mr. Robataille)

Mr. Robataille reported that the elevator is scheduled for replacement in April 2014. Mr. Noewatne stated that the elevator will only be out of operation for 30 days.

ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)

Mr. Noewatne stated that the Town Council approved the list of projects at their meeting on January 28, 2014. The Town Manager and Town Attorney are working on a final agreement.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Crooker reported that Geolnsight is continuing to monitor humidity levels in the tunnels.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

The committee meeting was held on January 27, 2014. Progress is slow due to items coming up that have not yet been resolved regarding handicapped accessibility. The committee would like to move the project forward by putting it out to bid. Mr. Nash stated that he recommended hiring BL as bidding administrator only. The hope is to get enough bids to get an idea of cost.

Discussion followed about BL Companies' proposal.

Motion by Mr. Crooker to recommend the Town Council engage BL companies to complete work on plans subject to direction of the building committee. This includes engaging BL Companies for the first two items in their proposal (not to exceed \$5,800), provided the committee has a meeting to come to an agreement between BL Companies, the Public Building Commission Members, and the Building Official regarding egress issues. Motion seconded by Mr. Nash and carried unanimously.

Discussion: Mr. Noewatne spoke with the Building Official, Mr. Schiroli about the plans. Mr. Schiroli said that the code states that you can't have separate but equal access – if the handicapped folks are forced to go outside to get into the room, you cannot have interior access from any part of the building into that locker room, so the stairs would have to be made non-useable. This is Mr. Schiroli's interpretation of the code, and he and the architect differ in their interpretations. A permit cannot be issued until the local official signs off, but the designer can petition the State building official for a modification.

A suggestion was made that the co-chairs meet with BL companies and the building official to come to an agreement on the ADA code.

POOL COMMITTEE (Mr. Goldberg)

Mr. Goldberg reported that the committee has had several meetings. An RFP was put out for the structure and five proposals were returned. The proposals were reviewed and interviews were conducted on January 28, 2014 with Event Resources Group and Arizon Structures. The committee is working through some items with both proposers.

The committee had a consultant, Mythic Sports, LLC. The contract has expired and the committee has chosen to not extend his services.

The next step, the committee has agreed, is to have someone come in to serve as the project manager for the overall project. The project manager would, for all intents and purposes, become a member of Mr. Noewatne's staff and would be responsible for creating additional RFPs for designers for mechanical, electrical, foundations, and HVAC and to also deal with the general trades. They would also manage general construction and would put together a detailed estimate.

Motion by Mr. Goldberg to approve the Project Management RFP be advertised. Motion seconded by Mr. Crooker and passed unanimously.

Mr. McKenney asked if the RFP needed to be approved by the Town Council before it can be published. It was stated by Mr. Noewatne that the RFP could go out, but the commission would have to go back to the Town Council to approve hiring.

Mr. Goldberg stated that the RFP is based on 624 hours.

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Mr. Brennan reported that the project is going smoothly thanks to the staff at the Board of Education. The abatement is the largest expense. The carpeting at Dodd was cut down slightly in order to keep the project in budget. The budget is \$250,000.

Chemscope has already identified areas that needed abatement, so it is known what will have to be done.

Mr. Purtill asked if Chemscope had a total mapping of everything that needs to be done. Mr. Masciana stated that the schools are surveyed routinely for asbestos per the state law, but individual projects require more extensive sampling to develop the specifications.

Motion by Mr. Brennan to recommend the Town Council engage the services Chemscope, Spectrum, AAIS as follows:

| | | |
|-----------------|--------------|---------------|
| Chemscope | \$ 20,080.00 | |
| AAIS | \$ 92,985.06 | Per State bid |
| Spectrum Floors | \$136,405.00 | Per State bid |
| Total | \$249,470.06 | |

These are estimated quantities and may change but will not exceed the original estimate. Motion seconded by Mr. Robitaille and carried unanimously.

It was noted by Mr. Noewatne that Spectrum and AAIS are on the state bid list, so there is no need to go out for an RFP.

PBC ORDINANCE AND PROCEDURES (Mr. Goldberg)

The ordinance booklet was distributed to committee members by Mr. Goldberg.

Motion by Mr. Goldberg to approve and officially accept the distributed copy of PBC Ordinances and Procedures dated February 5, 2014 as regulations of the commission. Motion seconded by Mr. McKenney and carried unanimously.

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

Mr. McKenney reported that approval was received from the Town Council to go with Detour for the sidewalk work. The second low bidder was considerably higher – almost double Detour’s prices. The committee was very impressed with Detour. Jacques Consulting was hired to develop the specs for the chimneys.

Motion by Mr. McKenney – the committee recommends that the specifications developed by Jacques Consulting be approved by the Public Building Commission and recommended to the Council to go out to bid. Motion seconded by Mr. Brennan and carried unanimously.

EMERGENCY SHELTER GENERATORS (Mr. Goldberg)

Nothing new to report.

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

Mr. Noewatne stated that all doors are complete except the 8’ wide door. It is anticipated to be completed in March.

POOL BUILDING ROOF REPAIRS (Mr. Goldberg)

Motion by Mr. Goldberg to table this item until the next meeting. Motion seconded by Mr. McKenney and carried unanimously

PLANNING – CAFETERIA (Mr. Nash – Liaison)

Mr. Nash reported that the RFPs were put out by the Board of Education. Fletcher Thompson was chosen as the design firm for this project. They do very impressive work and the BOE is going to hire them to proceed with the design.

A discussion followed regarding the Cafeteria project, Sports Locker project, and Generator project and how they might affect or impact each other and whether or not there is a need for a master plan.

CHS ROOF (Mr. Robitaille)

Mr. Robitaille reported that the Town Council has approved hiring BL Companies at their January 14, 2014 meeting. They are currently working on a design,

CHS BATHROOMS AND CONCESSIONS (Mr. Nash)

Motion by Mr. Nash to table this item until the next meeting. Motion seconded by Mr. Goldberg and carried unanimously.

ADJOURNMENT

Motion by Mr. Robitaille to adjourn. Motion seconded by Mr. Goldberg and carried unanimously.

Meeting adjourned at 9:05pm

Respectfully submitted

George Noewatne

