

**PUBLIC BUILDING COMMISSION – Meeting Minutes**  
**Wednesday, March 12, 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. Jim Brennan (arrived at 7:10pm)  
Mr. Joe Barba  
Mr. Ed Hill (departed at 7:20pm)

Not present: Mr. Vin Robitaille

Additional present: Mr. Denis Rioux, BL Companies  
Mr. George Noewatne, Public Works  
Mr. Vin Masciana, Cheshire Public Schools  
Mr. Dan Marseglia, Cheshire Public Schools  
Mr. Jim Sima, Town Council liaison

**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 the next meeting would be recorded.

**MONTHLY FINANCIAL STATUS REPORT**

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

**CONSENT CALENDAR**

*Motion by Mr. Crooker to approve consent calendar. Motion seconded by Mr. McKenney and carried unanimously.*

**TOWN ATTORNEY LEGAL ISSUES**

Mr. Purtill reported that the PBC Ordinance has been written and is ready to go.

**SENIOR CENTER ELEVATOR (*Mr. Robataille*)**

Mr. Noewatne reported that the contractor is working with the designer to complete the shop drawings and preconstruction work. There is a target of April 28 to begin work and it should take about a month to complete.

**ENERGY PERFORMANCE CONTRACTING (*Mr. Goldberg*)**

Mr. Noewatne reported that the Town Council authorized the project at their March 11, 2014 meeting. The final contract details need to be worked out between the Town Manager's office and the Finance Department.

### **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)**

Mr. Nash stated that the committee met with BL Companies on March 11, 2014 to revise the plan. It was decided to eliminate the elevator and add a handicap ramp. Mr. Rioux will meet with the building department and fire marshal and will produce a set of drawings in order to go out to bid. It is hoped that the project can begin in the fall.

Mr. Hill departed at 7:20pm

### **POOL COMMITTEE (Mr. Goldberg)**

*Motion by Mr. Goldberg that the PBC recommend the Town Council award a contract to Signature Structures for \$1,783,676.00 to design and construct a tension membrane structure at the pool. Seconded by Mr. Crooker and carried unanimously.*

Mr. Goldberg stated that the amount is a "not to exceed" or "guaranteed maximum" number.

Mr. Sima asked if Signature Structures had constructed any tension membranes in the area. Mr. Goldberg replied that, at this time, Signature Structures has not done anything in the area.

Mr. Goldberg stated due to a conflict of interest, he'd abstain from any financial actions having to do with the Project Management at the Cheshire Community Pool.

*Motion by Mr. Crooker to recommend the Town Council award a contract to Arcadis for \$72,095.00 to perform project management services for the pool structure project. Motion seconded by Mr. Nash and carried unanimously. Mr. Goldberg abstained.*

Mr. Goldberg stated that there was a discussion regarding keeping the pool closed over the summer in order to start construction. That is no longer on the table, as the structure will not be available until late September. However, the pool may close earlier in the season than usual in order to start foundation work.

*Motion by Mr. Goldberg to request the Town Council allow the PBC to approve designs, advertise bids, and award contracts for the overall facility design, HVAC, electrical, sprinkler and plumbing, site work, and general trades work as long as the overall project budget is maintained. Seconded by Mr. Nash and carried unanimously*

### **DISTRICT FLOORING REPLACEMENT (Mr. Brennan)**

Mr. Brennan reported that work will begin in late June when school lets out.

### **PBC ORDINANCE AND PROCEDURES (Mr. Goldberg)**

Mr. Purtill stated that the regulation has been finalized and this item can now be removed from the agenda.

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

Mr. McKenney stated that six bids were received and were opened on March 11, 2014.

The Chemscope asbestos report was received for the Darcey chimney caulk on March 12, 2014. There was no asbestos detected.

The bid results are as follows:

<b><u>Bidder Name</u></b>	<b><u>Doolittle</u></b>	<b><u>Darcey</u></b>	<b><u>Norton</u></b>	<b><u>Total</u></b>
Martin Laviero	\$17,720.50	\$14,314.50	\$13,817.00	\$45,852.00
Noble Construction	\$22,430.00	\$16,220.00	\$18,030.00	\$56,680.00
GL Capasso	\$22,300.00	\$33,850.00	\$23,450.00	\$79,600.00
Armani Restoration	\$30,375.00	\$26,150.00	\$27,300.00	\$83,825.00
Structural Preservation Systems	\$40,950.00	\$33,387.50	\$33,975.00	\$108,312.50
General Builders	\$51,700.00	\$35,770.00	\$37,590.00	\$125,060.00

*Motion by Mr. McKenney to recommend that the PBC request the Town Council award a contract to Martin Laviero in the amount of 45,852.00 for chimney repair at Doolittle, Darcey, and Norton Schools. Motion seconded by Mr. Barba and carried unanimously.*

#### **EMERGENCY SHELTER GENERATORS (Mr. Goldberg)**

Mr. Goldberg reported that this project is on hold.

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

Mr. Noewatne stated that the remaining overhead door was installed on March 4, 2014. The project is now complete and final billing should be in next month's agenda.

#### **POOL BUILDING ROOF REPAIRS (Mr. Goldberg)**

*Motion by Mr. Goldberg that the PBC recommend the Council hire Frank Gilroy for \$4,500 to perform bidding and construction administration duties for partial replacement of the pool building roof. Seconded by Mr. Crooker and carried unanimously.*

#### **PLANNING – CAFETERIA (Mr. Nash – Liaison)**

Mr. Nash stated that there was nothing new to report.

#### **CHS ROOF (Mr. Robitaille)**

Mr. Rioux from BL Companies stated the project entails partial roof replacement over the band room and boys gym – approx. 8,000 sq ft. He discussed the amount of hardware on the roof, and stated that even though it's a small area, there is a lot of hand work involved. The drawings are complete, except for the report from Chemscope. The cost estimate is about \$30/sq ft – approx. \$230,000 to \$245,000.

Mr. Purtill asked what the life of the roof was. Mr. Rioux stated it is a 30-yr white TPO membrane.

Mr. McKenney asked how old the existing roof is. Mr. Rioux stated that it was the original roof, from approx. 1978.

Mr. McKenney asked if state reimbursement approval was needed before the project starts. The Town has applied for reimbursement and work can begin.

*Motion by Mr. McKenney that the PBC recommend the Town Council approve the design and authorize bidding of the CHS partial roof replacement project with the associated budget. Seconded by Mr. Nash and carried unanimously.*

**CHS BATHROOMS AND CONCESSIONS (Mr.Nash)**

Stein-Troost was selected for design of the field house projects as part of a competitive process. This project would have included upgrades to the bathroom and concession infrastructure.

*Motion by Mr. Nash that the PBC recommend the Council hire Stein-Troost as the CHS bathroom and concession stand building designer for \$42,000, of which \$29,000 is building architectural mechanical and structural engineering fees and \$13,000 is survey site design and civil engineering. Motion seconded by Mr. Barba and carried unanimously.*

Mr. Purtill said that based on an approximate budget of \$350,000, the fee might be heavy, but he understands there are considerations that make it so. Mr. Nash stated that a review of the \$42,000 would break down as follows:

Existing building conditions documentation	\$1,000
T-2 survey of project area	\$2,000
Programming and schematic design	\$7,000
Zoning application	\$6,000
Construction documents	\$18,000
Bidding	\$1,000
Construction administration	\$7,000

Stein-Troost works extensively with Milone and Macbroom and would be working in conjunction with them.

Mr. Purtill stated that this job also includes considerable underground work. There is electrical, sewage and plumbing utilities currently underground in the vicinity of the existing building.

**NEW BUSINESS**

Prior to adjournment, Mr. McKenney had two requests – first, that Old Business and New Business be added to the agenda for April, and secondly that a discussion of PBC operating guidelines be added to April’s agenda.

**ADJOURNMENT**

*Motion by Mr. Goldberg to adjourn. Motion seconded by Mr. Nash and carried unanimously.*

Meeting adjourned at 7:55pm

Respectfully submitted

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George Noewatne