



**PUBLIC BUILDING COMMISSION  
CHESHIRE TOWN HALL  
84 SOUTH MAIN STREET, CHESHIRE, CT 06410  
REGULAR MEETING  
WEDNESDAY, MAY 7, 2014 AT 7:00 PM IN ROOM 207**

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**Members present: Chairman John Purtill, Joe Barba, Art Crooker, Jim McKenney, Mark Nash, Jim Brennan and Vin Robitaille.**

**Members absent: Keith Goldberg and Ed Hill.**

**Staff: George Noewatne, Public Works.**

**Others: Denis Rioux of BL Companies and Dan Marseglia, Cheshire Public Schools.**

**PLEDGE OF ALLEGIANCE: All presented received the pledge of allegiance.**

**I. ROLL CALL**

**Chairman Purtill called the meeting to order at 7:05 p.m. and proceeded to call the roll.**

**Members in attendance were Chairman John Purtill, Joe Barba, Art Crooker, Jim McKenney, Mark Nash, Jim Brennan and Vin Robitaille.**

**II. PUBLIC ADDRESS**

**Chairman Purtill invited any members of the audience to address the Commission. There was no one from the public who wished to address the Commission.**

**III. GENERAL CORRESPONDENCE**

**There were no general correspondences addressed.**

**IV. MONTHLY FINANCIAL STATUS REPORT**

**Commission members reviewed monthly financial status report of open town projects.**

**V. CONSENT CALENDAR**

Commission members reviewed the consent calendar items.

Mr. Nash explained there was an addition to the consent calendar – an invoice from ChemScope 182-793-0414-1 in the amount of \$2090.00 for asbestos abatement at Cheshire High School East Gym Locker Room.

Moved by Mr. McKenney. Seconded by Mr. Barba. Motion approved unanimously by Commission members present.

**VI. TOWN ATTORNEY LEGAL ISSUES: PBC regulation review meetings to be scheduled.**

There was no news regarding the scheduling of the PBC regulation review meeting.

**OLD BUSINESS**

**VII. PROJECTS**

**1. Senior Center Elevator (Mr. Robataille)**

- a. Elevator replacement began on April 30, 2014. Completion is expected in early May.

Mr. Robataille provided a project update for the Senior Center elevator project. He explained there was a meeting today and the project is underway; the old elevator is gone; a fan repair is needed and some mold on sheet rock was found that needs to be tested and replaced. Mr. Robataille said a price is still needed on the mold removal. There was discussion regarding Mr. Robataille's ability to approve change orders up to \$5000.

**2. Energy Performance Contracting (Mr. Goldberg)**

- a. The Town Council authorized the project on January 28, 2014.
- b. The contract has been executed and work will commence in May.

There was no news to report on Energy Performance Contracting.

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

- a. GeoInsight is monitoring humidity levels in the utility tunnels.

Mr. Crooker provided a project update; no red flags were reported. He explained that a summary of the project status would be given by Geolnsight at the Monday, May 12, 2014 meeting.

**4. CHS Sports Locker Project (Mr. Nash)**

- a. Design has been finalized and is in accordance with the Building/ADA Code
- b. Motion to recommend bidding?

Mr. Nash provided a project update. He explained the preliminary budget for the project and recommended that the Commission accept the drawings for the Cheshire High School Locker Room and send it to the Town Council for their review so the project could be sent out to bid.

The Commission discussed the scope of the project and the preliminary budget figures proposed in 2011 and 2014; there was discussion about the project costs and whether or not changes could be made to keep the project under budget.

There was a question regarding the need for temporary lockers and if the project work could take place in the summer months of June/July as originally thought.

Mr. Nash explained that based on changes in the timing of the project, the work would not take place in the summer as originally thought but in the fall so the use of temporary lockers would be needed to accommodate the football team.

Mr. Nash discussed the work the subcommittee did on this project.

Chairman Purtill asked about the need to make sure everyone could gain access from the locker rooms and that there was sidewalk accessibility from the locker rooms to the West Gym. He wanted to make sure sidewalks would be installed to provide accessible sidewalk access for anyone needing such access.

Mr. Nash explained the proposed sidewalk accessibility.

**Motion:** That the Cheshire PBC moves to approve the Cheshire High School Locker Room Project design prepared by BL Companies as reviewed at the previous PBC meeting.

**Moved by Mr. Nash. Seconded by Mr. Barba. Motion approved unanimously by Commission members present.**

**Motion: That the Cheshire PBC recommends to the Town Council that the Cheshire High School Locker Room Project go out to bid.**

**Moved by Mr. Nash. Seconded by Mr. McKenney. Motion approved unanimously by Commission members present.**

**5. Pool Committee (Mr. Goldberg)**

**a. Status update.**

**It was reported that currently there are contract negotiations taking place; there are a few details that have to get nailed down then they can proceed; it may take a special PBC session to review the this item.**

**6. District Flooring Replacement (Mr. Brennan)**

**a. Work is to commence in late June**

**Mr. Brennan reported the District Flooring Replacement will start in late June and conclude by mid-August.**

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

- a. Chimney was awarded to Martin Laviero at the April 8, 2014 Town Council meeting.**
- b. Committee met on April 29, 2014.**

**Mr. McKenney provided a project update regarding district sidewalks – work will begin as soon as school in out. He reported that the Town Council approved the chimney bid at their last meeting held on April 8, 2014; the bid was awarded to Martin Laviero.**

**8. Emergency Shelter Generators (Mr. Goldberg)**

**a. Project is on hold.**

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

**a. Project is complete.**

Mr. Noewatne stated this item would be removed from the agenda due to project completion; final accounting will be provided to the Town Council.

**10. Pool Building Roof Repairs (Mr. Goldberg)**

- a. Recommendation to bid the project.

This project is on-hold pending the submission of the final project design.

**11. Planning – Cafeteria (Mr. Nash – Liaison)**

- a. Status report

A project status report was provided. Fletcher Thomas will provide cost estimates and a schematic design at the next meeting; two alternatives options to be provided for consideration.

**12. CHS Roof (Mr. Robitaille)**

- a. Bids were received on April 17, 2014
- b. Motion to recommend the Town Council award a contract.

Mr. Robitaille provided the Commission with an update regarding the bid process results and reported an issue with the low bidder. He explained that the low bidder was not a licensed installer for three of the specified roofs therefore the Commission should consider awarding the bid to the second lowest bidder Imperial Company.

There was discussion about the bid process and the reason the second lowest bid needed to be considered.

Mr. McKenney asked if the low bidder provided a release since he's going to be released as the low bidder.

Mr. Noewatne explained they will get the release and the town attorney was consulted regarding this issue and has given his okay. He explained the bond for the project will not be released until they get the required release from the low bidder.

**Motion:** That the Cheshire PBC recommends that the Town Council award the CHS Roof bid to the second lowest bidder - Imperial Company.

**Moved by Mr. Robitaille. Seconded by Mr. Nash. Motion approved unanimously by Commission members present.**

**13. CHS Bathrooms and Concessions (Mr. Nash)**

- a. Committee meeting was held on April 16, 2014.
- b. Status update.

Mr. Nash provided a committee meeting update for the CHS bathroom and concession project. He explained that at that meeting several user groups attended and provided valuable input regarding their needs. He also explained that at the meeting CHS Athletic Director Steve Trifone provided information regarding the need for equipment storage and that he's currently he's unable to properly appropriately care for athletic equipment due to the lack of proper storage.

Mr. Nash explained that the contractor Michael Stein will provide two proposals; a meeting with him is set for May 12, 2014 to review ideas and see where the project is going. Mr. Nash reported that he's been very pleased with Mr. Stein's aggressiveness on moving forward with the project.

**NEW BUSINESS**

**1. Discussion of PBC Regulations and Guidelines**

Mr. McKenney addressed his fellow members regarding the building commission rules and regulations and operating guidelines; he explained he'd like to review some of his concerns and proposed they address one issue per meeting moving forward.

Mr. McKenney reviewed item two on page nine of the operating guidelines regarding the design build process of studying the appropriateness of utilizing the design build process for a construction project; he explained that in his opinion there are discrepancies in the guideline language.

The Commission discussed the language and the process in which the PBC regulations and guidelines were passed.

**Mr. McKenney talked about the need for a change to the language so they are not out of sync with the actual process; he said to avoid any potential conflicts.**

**Mr. McKenney also brought to the Commission's attention the language in the Commission Rules and Regulations on page twelve item b ii regarding methods of voting: the voting on choice of an architect shall be based on preliminary screening of candidate's by the subcommittee who shall recommend the final candidate to the PBC for interviewing and voting on selection.**

**Mr. McKenney expressed his concern regarding this language and the process in his opinion was not a democracy if the decision of whom the final candidates would be were made by the subcommittee; he wants to see more people involved in the process.**

**The Commission discussed the important role of a subcommittee – providing their expertise as well as the length of time it takes to review RFP's (as many as 15-18 RFPs at a time) to get to the point they can narrow the field down to qualified bidders.**

**Chairman Purtill cited reasons and advantages of having subcommittees in place for specialized projects; he said they have had good outcomes with subcommittees who have put in hours and hours of time working with engineers, consultants and design professionals; he said the subcommittees do their due diligence before presenting a well screened selection of qualified bidders to the full Commission.**

**Commission members talked about the work subcommittees were doing and that subcommittee members were able to spend a lot of time with bidders developing working relationships; they can gets a lot more information from them and can have a more hands on approach to the project then if the bidder made an hour long presentation to the full Commission.**

**Mr. Nash said in his experience a subcommittee can have more involvement and can develop a more personalized relationship than you can when dealing with a large group of people.**

**The Commission discussed the advantages of having subcommittees and that any member of the full commission can attend any of the**

subcommittee meetings; the consensus was that the subcommittees were working well.

Mr. McKenney said that his point was that the subcommittee process is in conflict with the ordinance (based on his interruption of the language) and the language should be changed.

**2. Discussion of mailing hard copy of agenda vs. receiving it through email**

Mr. Noewatne queried Commission members regarding how they'd like to receive the meeting agenda - stating it could be sent either by mail or email.

The consensus was members wanted the agenda mailed to them.

**VIII. ADJOURNMENT**

The meeting was adjourned at 7:58 p.m.

Moved by Mr. Brennan. Seconded by Mr. Barba. Motion approved unanimously by Commission members present.

Respectfully submitted by:

**Carla Mills  
Recording Secretary**