

PUBLIC BUILDING COMMISSION – Meeting Minutes
Wednesday – September 3, 2014
Regular Meeting
7:00 P.M. – Council Chambers, Town Hall

Members Present: Mr. John Purtill (Chairman)
Mr. Art Crooker
Mr. Mark Nash
Mr. Edward Hill
Mr. Jim McKenney
Mr. Vincent Robitaille
Mr. Joe Barba
Mr. Keith Goldberg
Mr. Jim Brennan

Additional Present: Mr. George Noewatne, Public Works
Mr. Dan Marseglia, Cheshire Public Schools
Mr. Jim Sima, Town Council

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Purtill called the meeting to order at 7:02pm. Roll was called and a quorum determined.

PUBLIC ADDRESS

There was no one from the public who wished to address the Commission.

GENERAL CORRESPONDENCE

Chairman Purtill advised the Commission that Keith Goldberg has officially given notice that he will be retiring from the Commission due to travel and work commitments.

MONTHLY FINANCIAL STATUS

Commission members reviewed the monthly financial status report of open Town projects.

CONSENT CALENDAR

Commission members reviewed the consent calendar items. Mr. Noewatne advised that one revision had been made and previously emailed to the members of the Commission.

Motion by Mr. Nash to approve the consent calendar. Seconded by Mr. Barba and carried unanimously.

TOWN ATTORNEY LEGAL ISSUES

There were no town attorney legal issues addressed.

SENIOR CENTER ELEVATOR

Mr. Robitaille reported this project is 100% completed and has been closed out.

UTILITY TUNNEL IMPROVEMENTS

Mr. Crooker reported the utility tunnels will continue to be monitored as stated in the report provided to the Commission members. Mr. Hill inquired about the amount of work recommended to be done in the report. Dan Marseglia from the Board of Education addressed the Commission and indicated that the recommendations made by Geolnsight were being reviewed by the Board of Education and would only be scheduled after discussion and approval by the Commission. A discussion ensued regarding the need for Geolnsight to continue monitoring versus the possibility of training Town personnel to do so. Mr. Marseglia indicated that there have been discussions with risk management to explore this possibility; however there may be limitations due to the confined space entry and Geolnsight having the trained personnel to prevent long term problems. Mr. Hill inquired about possible proactive steps that can be taken to forestall some of the issues and whether or not it is possible to solicit from the inspector how to be proactive instead of reactive. Mr. Marseglia mentioned it may be more proactive to do quarterly inspections and reiterated that Geolnsight has the trained personnel to do the annual inspections and has been able to remediate all of the issues that have arisen to date. Mr. Crooker, Mr. Nash and Mr. Marseglia all agreed that the overall environment at the high school has been greatly improved and is much safer and healthier for the students. There have been few health issues or complaints. There was a brief discussion about the \$71,000.00 balance and how that will be paid. Mr. Marseglia indicated that once

recommendations and costs were determined, this matter will be brought back to the Commission. Mr. Noewatne will check the Resolution to make sure it is appropriate for the Town to handle the balance if asked to do so.

CHS SPORTS LOCKER PROJECT

Mr. Noewatne reported this matter will go out to referendum in November. Mr. Nash reported the budget is all set on this matter.

POOL COMMITTEE

Mr. Nash reported that a design from Arizon Industries is expected within the next two weeks, an application for a special use permit has been filed with the Planning and Zoning Commission and everything is going as expected. There is a 15 day waiting period from the time the approval from the Planning and Zoning Commission is published, so construction will not start until at least November. Mr. Crooker proposed a motion that the PBC recommends the Town Council allow the Public Building Commission to enter into discussions with Arizon Industries for the purpose of negotiating a possible design-build contract for the remainder of the Pool Dome project. Jim Sima asked the Commission if Arizon Industries is a licensed contractor in State of Connecticut so they can enter into that agreement. After a brief discussion, it was determined that since Arizon Industries created the replacement dome for the pool and had to be vetted for that project, that they are likely a licensed contractor in the State of Connecticut. It was agreed that Mr. Crooker or Mr. Nash would verify that fact with Tom Beebe.

Motion by Mr. Crooker that the PBC recommends the Town Council allow the Public Building Commission to enter into discussions with Arizon Industries for the purpose of negotiating a possible design-build contract for the remainder of the Pool Dome project, contingent on the determination that Arizon Industries is a licensed contractor in the State of Connecticut. Seconded by Mr. Nash and passed unanimously. Mr. Goldberg abstained.

Mr. Noewatne asked the Commission to approve a proposal from Terracon Consulting Engineers and Scientists for soil testing at the pool sight to ensure the foundation is sound to carry the weight of the Pool Dome.

Motion by Art Crooker to approve the proposal. Seconded by Mr. Nash and passed unanimously. Mr. Goldberg abstained.

EMERGENCY SHELTER GENERATORS

There was nothing to report on Emergency Shelter Generators.

DISTRICT SIDEWALK, CHIMNEY & MASONRY REPAIRS

Mr. McKenney reported the sidewalks project is completed and can be closed out.

DISTRICT FLOORING REPLACEMENT

Mr. Brennan reported the flooring replacement project is completed and there is a balance of \$353.13 left over.

POOL BUILDING ROOF REPAIRS

Mr. Noewatne reported this project is ready for bidding and is expected to go out for advertising by the end of the week.

PLANNING – CAFETERIA

There was nothing to report on Planning-Cafeteria.

CHS ROOF

Mr. Robitaille reported work on the CHS roof is completed. There was one small hiccup with a change order from Imperial, but otherwise this project went smoothly and is completed.

CHS BATHROOMS AND CONCESSIONS

There was nothing to report on CHS Bathrooms and Concessions.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

Motion to adjourn by Mr. McKenney at 7:31pm. Seconded by Mr. Goldberg and carried unanimously.

Respectfully submitted,

Karen Gill