

PUBLIC BUILDING COMMISSION – Meeting Minutes
Wednesday – December 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. Vincent Robitaille
Mr. Edward Hill
Mr. Jim McKenney
Mr. Jim Brennan

Members Absent: Mr. Joe Barba

Additional Present: Mr. George Noewatne, Public Works
Mr. Dan Marseglia, Cheshire Public Schools
Mr. Vincent Masciana, Cheshire Public Schools
Mr. Tim Slocum, Town Council
Mr. Jimmy Sima, Town Council
Mr. Matt Levine
Mr. Keith Goldberg

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Purtill called the meeting to order at 7:08pm. Roll was called and a quorum determined.

PUBLIC ADDRESS

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

GENERAL CORRESPONDENCE

There were no general correspondences addressed.

TOWN ATTORNEY LEGAL ISSUES

There were no town attorney legal issues addressed.

MONTHLY FINANCIAL STATUS

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

CONSENT CALENDAR

Commission members reviewed the consent calendar items.

Motion by Mr. Crooker to approve the consent calendar. Seconded by Mr. Brennan and passed unanimously.

UTILITY TUNNEL IMPROVEMENTS

Mr. Crooker reported that the utility tunnel improvements at CHS are in progress.

POOL COMMITTEE

Mr. Nash started by asking for the public record to reflect gratitude to Mr. Keith Goldberg, Arcadis, Mr. Tom Beebe, Arcadis and Mr. Fred Krompegal, Arcadis for all of their hard work on the pool committee. Mr. Nash reported that Arcadis presented to the pool committee prior to the PBC meeting. The proposed building and contract came in \$76,607.00 under budget. The pool committee approved the project to move forward and Mr. Nash made a motion to the PBC to accept the project as presented by Arcadis and allow the pool committee to finalize the contract with Arizon. Mr. McKenney seconded the motion. Chairman Purtill opened this matter up for discussion. Mr. McKenney indicated he would abstain from voting on this motion given the short timeline to consider this matter. All members of the PBC were not present for the presentation by Arcadis and had not seen the details of the budget or the construction timeline. Chairman Purtill indicated that the PBC was being asked to agree to forward this matter to the Town Council for approval at their meeting next Tuesday. Mr. Goldberg reported this project has a tight timeline and certain contingencies in the contract could be impacted if this matter were to be delayed. Mr. Nash noted that Arcadis has been very cooperative and agreeable on numerous aspects of this project. Chairman Purtill pointed out that the PBC was not being asked to approve the contract, just move it forward to the Town Council so it can be presented and fully executed by the December 19, 2014 deadline. Meeting this deadline will allow for an April 1, 2015 start date, steel to arrive by mid-May, fabric to arrive by mid-July and for the facility to open by September. Jimmy Sima reiterated that it is up to Town Council to approve the contract, not the PBC. The PBC is just being asked to recommend it to the Town

Council. Mr. Nash was asked to read the budget into the public record. Mr. Nash reported the total budget for this project was \$3,200,000 million and the proposed contract from Arcadis came in under budget by \$76,607.00, for a bottom line of \$3,123,393.00. There was a brief discussion and Chairman Purtill asked Mr. Goldberg to give the PBC a "Reader's Digest" version of the presentation given to the pool committee by Arcadis. Mr. Goldberg highlighted the budget as follows:

Original budget \$3,200,000 (as authorized by referendum last November)

Soft costs increased by \$80,000 because the payment to Signature Structures was moved into this column.

Civil works increased by \$75,000, and includes everything in the way of concrete, foundations, excavation and asphalt.

The price of the pool structure increased because the R20 insulation and LED lighting was added back in.

The electrical decreased and will include removal of existing electrical and installation of all new conduit to support new lighting.

The sprinkler cost increased after it was determined by the Fire Marshall that the entire facility must have sprinklers. The black galvanized pipe was also added back on so this becomes a non-maintenance issue.

The HVAC system - the existing air handler will be rebuilt by Arizon with upgrades to allow 100% fresh air and controls for the unit.

Mr. Hill asked about the HVAC dehumidification system option and pointed out if this is not a construction cost, it will become an operating cost. Mr. Goldberg reported that Arizon will rebuild the current air handler to handle the humidity with 100% fresh air and two thermo controlled gable vents for exhaustion. There was a discussion about the Energy Commission's input on this project. The Energy Commission has a member who is also on the pool committee and the Energy Commission was well informed and represented on this project. Mr. Goldberg reported the R20 insulation and LED lights were added back in to the contract based on input from the Energy Commission. Chairman Purtill also pointed out the modular nature of this structure allows retrofitting for energy savings later on and may be covered under the Town's Energy Conservation Contract. After more discussion, it was determined the role of the Energy Commission is to make recommendations to the PBC, not approve contracts. The purpose of inviting a member of Energy Commission to be on the PBC was to get that input. Chairman Purtill pointed out the small contingency budget. Mr. Goldberg indicated there

are a number of things in the budget that can be sacrificed or reduced and assured the Commission the \$3,200,000 budget will be held.

Motion by Mr. Nash for the PBC to accept the project as presented by Arcadis and allow the pool committee to finalize the contract with Arizon. Seconded by Mr. Crooker. Motion passed with six affirmative votes and one abstention.

CHS SPORTS LOCKER PROJECT

Mr. Hill reported that although the CHS sports locker committee had a meeting on November 17, 2014, the committee was not ready to bring this matter to the PBC and asked that it be tabled until the next meeting. Mr. Sima inquired about the delay and whether it will inhibit this project from being completed during the summer months. Mr. Hill reported that since Coach Trifone could not attend the meeting, the committee felt no action should be taken until he can review the proposal. Chairman Purtill indicated this short delay will not have an impact on this project. Mr. Noewatne also indicated the design consultant had recommended the Town hold bidding until January for better returns.

DISTRICT FLOORING REPLACEMENT

There was nothing to report on the District Flooring Replacement project.

DISTRICT SIDEWALK, CHIMNEY & MASONRY REPAIRS

Mr. McKenney reported the Town would like to contract with Detour Construction, Martin Laviero Contractor, Inc. and Jacques Consulting LLC to complete the district sidewalk, wall and masonry repairs. There was a brief discussion about pricing advantages.

Motion by Mr. McKenney for the PBC to recommend to the Town Council that the bidding requirement for Detour Construction LLC for district sidewalk repairs and replacement in 2015. Seconded by Mr. Hill and passed unanimously.

Motion by Mr. McKenney for the PBC to recommend to the Town Council that the bidding requirement for Martin Laviero Contractor, Inc. for district masonry repairs in 2015. Seconded by Mr. Hill and passed unanimously.

Motion by Mr. McKenney for the PBC to recommend to the Town Council that the bidding requirement for Jacques Consulting LLC for district wall restoration with the contingency the price is the same as last year. Seconded by Mr. Hill and passed unanimously.

EMERGENCY SHELTER GENERATORS

There was nothing to report on Emergency Shelter Generators.

POOL BUILDING ROOF REPAIRS

Mr. Noewatne reported that the roof was stripped. Mold was found and remediated. The sheetrock looks good. This project should be done in the next week.

PLANNING – CAFETERIA

There was nothing to report on Planning-Cafeteria.

CHS ROOF

Mr. Robitaille reported this project is done except for receipt of the warranty and the waiver of liens, which he expects to have by the next meeting.

SENIOR CENTER BASEMENT

Motion by Mr. Robitaille for the PBC to approve an RFP be advertised for design proposals for the senior center basement project. Seconded by Mr. McKenney and passed unanimously.

CHS BATHROOMS AND CONCESSIONS

This project is in on hold pending action by the Board of Education for further funding.

DISTRICTWIDE LAVATORY IMPROVEMENTS

Chairman Purtill indicated a subcommittee needed to be established for the districtwide lavatory improvements. Mr. Masciana reported the projects will be prioritized and the budget would be stretched as far as it can. Mr. Masciana indicated Norton, Doolittle and Chapman were in need of major upgrades. Mr. Nash and Mr. Crooker were nominated to be on this subcommittee.

DISTRICTWIDE ROOF REPAIRS AND REPLACEMENTS

Chairman Purtill indicated a subcommittee needed to be established for this project. Mr. Brennan and Mr. Clavet were nominated to be on this subcommittee.

NEW BUSINESS

Chairman Purtill introduced the newest member of the PBC, Mr. Richard Clavet. Mr. Clavet was nominated by Mr. Nash and appointed by the Town Council.

Mr. Noewatne indicated the Town Council will be hosting a Holiday party on December 18, 2014 from 5:00-7:00 and for members to RSVP to Janet Ray by December 11, 2014.

ADJOURNMENT

Motion to adjourn by Mr. Brennan at 8:00 pm. Seconded by Mr. Robitaille and passed unanimously.

Respectfully submitted,

Karen Gill