

PUBLIC BUILDING COMMISSION – Meeting Minutes
Wednesday – January 7, 2015
Regular Meeting
7:00 P.M. – Council Chambers, Town Hall

Members Present: Mr. John Purtill (Chairman)
Mr. Mark Nash (Vice Chairman)
Mr. Art Crooker
Mr. Vincent Robitaille
Mr. Edward Hill
Mr. Jim McKenney
Mr. Joe Barba
Mr. Richard Clavet

Members Absent: Mr. Jim Brennan

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

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Purtill called the meeting to order at 7:01pm. Roll was called and a quorum determined.

PUBLIC ADDRESS

Mr. Gebeau from The Cheshire Citizen indicated that at the December 30, 2014 special meeting of the PBC and the Pool Committee it was reported the completion date for construction of the pool was July 15, 2015. That date was reported to the public by many newspapers including The Cheshire Citizen. Mr. Gebeau inquired as to where that date originated. Mr. Nash reported that date was reported by Arcadis and the PBC was surprised about the revised date as well. The Commission assured Mr. Gebeau he

reported the information he was given; however, that information was incorrect. The correct construction timeline for the pool has an opening date of September 6, 2015.

GENERAL CORRESPONDENCE

Chairman Purtill distributed and read his resignation letter to the Commission. As Vice Chairman, Mr. Nash will take over Chairman Purtill's responsibilities effective January 31, 2015.

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. Mr. Nash indicated there was a change order to be added to the consent calendar.

Motion by Mr. Clavet to add the change order to the consent calendar. Seconded by Mr. Barba and passed unanimously.

Mr. Noewatne explained the change order was necessary to address issues with the interior ceiling repair for the pool roof.

Motion by Mr. McKenney to approve the consent calendar. Seconded by Mr. Robitaille and passed unanimously.

UTILITY TUNNEL IMPROVEMENTS

Mr. Crooker reported that Geolnsight will be monitoring the humidity levels in the tunnel until June 2015.

CHS SPORTS LOCKER PROJECT

Mr. Hill reported the bids are out on this project and due back by February 2, 2015. The subcommittee will meet on February 20, 2015 and Mr. Hill expects to have a further report at the next meeting.

POOL COMMITTEE

Mr. Nash reported there was a need for some reconciliation on the final number for the contract with Arizon in order for the Town to move forward with this project. Mr. Goldberg addressed the PBC to clarify the issue. Mr. Goldberg reported there was confusion around the \$6,500 which was allocated for design of the foundation. This number was simply moved from one column to another, but was always in the budget as a soft cost. The \$6,500 has been reallocated and made a part of the contract with Arizon, changing the contract amount with Arizon from \$2,830,817 to \$2,837,317. This does not change the contingency of \$70,879. The PBC was being asked to revise the original change order to correct this clerical error rather than create a new change order. The change order has already passed the Town Council. The PBC wants to revise the existing change order and pass it to the Town Council for approval.

Motion by Mr. Barba to recommend the PBC revise the change order passed at the December 30, 2014 meeting to reflect the correct contract amount with Arizon of \$2,837,317. Seconded by Mr. Clavet and opened for discussion by Chairman Purtill.

Mr. McKenney asked what would happen if we didn't approve it. There was a brief discussion wherein it was made clear that this was simply a clerical error and not a substantive change to the contract.

This matter was returned to a vote and passed unanimously.

Mr. Goldberg advised the completion date of July 15, 2015 which was reported at the December 30, 2014 meeting was an error. The correct completion date for this project is September 6, 2015.

Mr. Goldberg provided an update on the progress on the pool project. Mr. Goldberg reported an architect, a structural engineer and a mechanical engineer have been hired. The architect has developed a code requirement plan, which is being reviewed and revised. The structural engineer is doing a comprehensive review and comparing it to code. Structural steel has been put in schedule, shop drawings are being done and fabric will be ordered in the next few weeks. The LED lighting has been released. Mr.

McKenney asked a question about the air exchange rate issue which was brought up by a member of the Energy Commission at the December 30, 2014 meeting. Mr. Goldberg indicated there is no code. It is an ASHRAE standard and that standard is being met, but this issue can be revisited at the one year review if necessary.

DISTRICT FLOORING REPLACEMENT

Chairman Purtill indicated a new sub-committee chair was needed in light of Mr. Brennan's retirement from the PBC on January 31, 2015. Mr. Nash volunteered to work on this project and will meet with Mr. Marseglia soon.

DISTRICT SIDEWALK, CHIMNEY & MASONRY REPAIRS

Mr. McKenney inquired why this was still an agenda item when at the December 30, 2014 meeting the PBC voted to pass this matter on to the Town Council. Mr. Noewatne reported the quote from Jacques Consulting for the masonry work had not come in on time to be put before the Town Council at their last meeting. Mr. Noewatne also reported the quote was not commensurate with last year's pricing.

Motion by Mr. McKenney for the PBC to not forward to the Town Council the quote from Jacques Consulting LLC for district wall restoration until it can be reviewed by the sub-committee. Seconded by Mr. Nash and passed unanimously.

EMERGENCY SHELTER GENERATORS

There was nothing to report on Emergency Shelter Generators.

POOL BUILDING ROOF REPAIRS

Mr. Noewatne reported the roof was substantially completed and expected to have the closeout documents by the next meeting.

PLANNING – CAFETERIA

There was nothing to report on Planning-Cafeteria.

CHS ROOF

Mr. Robitaille reported this project is done except for receipt of the contractor warranty. Mr. Marseglia reported a recent leak was remediated and he did not expect to see an invoice for that repair.

CHS BATHROOMS AND CONCESSIONS

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

SENIOR CENTER BASEMENT

Mr. Robitaille reported RFPs have been sent out and bids are expected by January 15, 2015. Mr. McKenney volunteered to join this sub-committee in light of Mr. Brennan's retirement from the PBC on January 31, 2015. Mr. Robitaille expects to have a further report at the next meeting.

DISTRICTWIDE ROOF REPAIRS AND REPLACEMENTS

Mr. Clavet reported the subcommittee needs to meet and review the recommendations for this project.

As a matter of information, Mr. Sima indicated there may be a request in the future to put solar panels on the East gym of Cheshire High School. There was a brief discussion about structural analysis, vendor selection and how this project would be handled.

DISTRICTWIDE LAVATORY IMPROVEMENTS

Mr. Nash reported he expects to have a meeting on this project soon. Mr. Marseglia indicated a comprehensive visual inspection was being done now with the maintenance staff and technicians.

NEW BUSINESS

Chairman Purtill asked for a motion to approve the 2015 schedule of PBC meetings.

Motion by Mr. McKenney to approve the 2015 schedule of PBC meetings subject to reconciliation with PBC member schedules. Seconded by Mr. Barba and passed unanimously.

There was a brief discussion about electing a new Secretary in light of Mr. Brennan's retirement from the PBC on January 31, 2015.

ADJOURNMENT

Motion to adjourn by Mr. McKenney at 7:47 pm. Seconded by Mr. Clavet and passed unanimously.

Respectfully submitted,

Karen Gill