

PUBLIC BUILDING COMMISSION – Meeting Minutes
Wednesday – April 1, 2015
Regular Meeting
7:00 P.M. – Council Chambers, Town Hall

Members Present: Mr. Mark Nash (Chairman)
Mr. Art Crooker
Mr. Vincent Robitaille
Mr. Edward Hill
Mr. Richard Clavet
Mr. Jim McKenney
Mr. Steven Durkee
Mr. Richard Levy
Mr. Joe Barba

Additional Present: Mr. George Noewatne, Public Works
Mr. Vincent Masciana, Cheshire Public Schools
Mr. Dennis Rioux, BL Companies
Mr. Adam Weissman, Geolnsight

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Nash called the meeting to order at 7:03pm. 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

Mr. Noewatne reported the Town Attorney reviewed the Town Charter and agreed with Mr. McKenney's assertion that the Chairperson can in fact make a motion. Mr. Hill suggested this be included in the consent calendar for the next meeting so it can be made part of the minutes.

MONTHLY FINANCIAL STATUS

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

CONSENT CALENDAR

Motion by Mr. McKenney to approve the consent calendar. Seconded by Mr. Barba and passed with one abstention by Mr. Durkee.

UTILITY TUNNEL IMPROVEMENTS

Motion by Mr. Crooker for the PBC to authorize Geolnsight to continue monitoring the utility tunnels for an additional year, from July 2015 to June 2016, and to include an annual inspection for a total cost of \$7,000. Seconded by Mr. McKenney and opened for discussion by Chairman Nash. Adam Weissman from Geolnsight presented the data which has been collected and based on results recommended the PBC continue monitoring the tunnels and include an annual inspection. There was a lengthy discussion regarding the level of improvement in the tunnels and the classrooms, the difference between relative humidity versus steam leaks, and the importance of air movement and improving negative air pressure. The motion was returned to a vote and passed unanimously.

CHS SPORTS LOCKER PROJECT

Mr. Hill reported a subcommittee meeting was held on March 31, 2015 for this project, but the contractor forgot to show up. There will be a meeting on April 8, 2015 at 5:30 at CHS. Mr. Masciana reported core drilling will be done in the showers to obtain samples for asbestos testing on April 6, 2015. The results of those tests are expected to be available for the April 8, 2015 subcommittee meeting.

Motion by Mr. Hill for the PBC to authorize ChemScope to conduct additional hazardous materials testing at the CHS sports locker room, not to exceed \$10,000. Seconded by Mr. Robitaille and opened for discussion by Chairman Nash. The short notice to review the proposal from ChemScope was noted. There was a lengthy discussion about the scope of work and cost for testing and abatement. The motion was returned to a vote and passed unanimously.

POOL COMMITTEE

Mr. Crooker reported the pool dome structure project is moving along. Once the ground has adequately thawed, the foundations will be poured. Mr. Noewatne reported that Arcadis expects to file the building permit in the next business day or two.

DISTRICT FLOORING REPLACEMENT

Chairman Nash reported this is the last year of the five year plan and everything is in place to complete this project on time and within budget.

DISTRICT SIDEWALK, CHIMNEY & MASONRY REPAIRS

Motion by Mr. McKenney for the PBC to recommend the Town Council approve the bid received on March 31, 2015 and award a contract in the amount of \$57,125 to Colonial Masonry. Seconded by Mr. Hill and opened for discussion by Chairman Nash. There was a brief discussion about references for Colonial Masonry and why a new contractor was needed for this project. The motion was returned to a vote and passed unanimously.

EMERGENCY SHELTER GENERATORS

Motion by Mr. Hill for the PBC to authorize issuing a RFP to hire an electrical designer to investigate and possibly develop specifications for a generator at Cheshire High School. Seconded by Mr. Clavet and opened for discussion by Chairman Nash. After a brief discussion about the scope and specifications for this project, the motion passed unanimously.

POOL BUILDING ROOF REPAIRS

There was nothing new to report on the Pool Building Roof Repairs.

CHS ROOF

There was nothing new to report on the CHS Roof.

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 there were no major issues on this project, but planned to discuss the need for a back-up sump pump and the location of an exhaust fan with the design professionals.

DISTRICTWIDE ROOF REPAIRS AND REPLACEMENTS

Mr. Clavet reported with the snow finally melted, an initial assessment of winter damage has been done. There are no emergencies, but some repairs will need to be made. Mr. Clavet expects to have an update on the cost and scope of the repairs at next meeting.

DISTRICTWIDE LAVATORY IMPROVEMENTS

Motion by Chairman Nash for the PBC to authorize an RFP to be published soliciting quotes for ADA and code compliance for lavatories at various schools. Seconded by Mr. McKenney and opened for discussion by Chairman Nash. After a brief discussion about funding, priority lists and the importance of compliance, the motion passed unanimously.

NEW BUSINESS

Election of New Vice Chairperson:

Motion by Mr. McKenney to nominate Edward Hill as the new Vice Chairperson of the PBC. Seconded by Mr. Clavet and passed unanimously.

Mr. Noewatne took a photo of the PBC members.

It was decided the PBC will be filmed at their next meeting on May 6, 2015.

ADJOURNMENT

Motion to adjourn by Mr. Crooker at 8:00 pm. Seconded by Mr. Barba and passed unanimously.

Respectfully submitted,

Karen Gill