

**PUBLIC BUILDING COMMISSION – Meeting Minutes**  
**Wednesday – May 6, 2015**  
**Regular Meeting**  
**7:00 P.M. – Council Chambers, Town Hall**

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

Members Absent: Mr. Vincent Robitaille  
Mr. Richard Levy

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

**PLEDGE OF ALLEGIANCE**

The assembled group recited the Pledge of Allegiance.

**ROLL CALL**

Chairman Nash called the meeting to order at 7:00pm. Roll was called and a quorum determined. Mr. Nash reminded the Commission tonight's meeting is being televised.

**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.

## **MONTHLY FINANCIAL STATUS**

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

## **CONSENT CALENDAR**

Mr. McKenney requested the Arcadis invoice in the amount of \$11,000.00 be removed from the consent calendar.

*Motion by Mr. Nash to approve the consent calendar without the Arcadis invoice in the amount of \$11,000.00. Seconded by Mr. McKenney and passed unanimously.*

## **UTILITY TUNNEL IMPROVEMENTS**

Mr. Crooker reported that Geolnsight will continue monitoring the utility tunnels until June 2016, including an annual inspection.

## **CHS SPORTS LOCKER PROJECT**

Mr. Noewatne reported asbestos abatement on this project will begin in June when schools gets out and he expects the subcommittee will meet with the contractor this month. The building official has all of the documentation necessary to issue a building permit. Mr. Nash asked for an update on the results of the asbestos inspection. Mr. Marseglia reported two new areas of asbestos were identified and confirmed that were not found by ChemScope in the original inspection done in 2011. Mr. Nash asked if this would increase the cost. Mr. Marseglia reported this is in the process of being reviewed by BL Companies.

## **POOL COMMITTEE**

Mr. Nash reported a meeting of the PBC/Pool Dome Subcommittee/Town Council Pool Oversight Subcommittee was held on May 5, 2015. Mr. Nash reported there are three

outstanding issues to be resolved with regard to the pool dome project. The first is the foundation which is being redesigned for peer review. The second issue is the cavity between the building and the roof which is being looked at by the engineer. The third issue is energy efficiency which is in the process of being documented and verified. Mr. Nash reported everyone involved is confident a building permit will be issued soon. Mr. McKenney asked if these issues will delay the project schedule. Mr. Nash reported that will be determined once the building permit is issued. There was a lengthy discussion about the time frame, steel, where to store it and the cost of storing it, and compensatory action if the delays by Arizon impact the project schedule and budget. Mr. McKenney indicated he does not support any more money being paid to Arcadis until these issues have been resolved. It was clarified that Arcadis is the "owner's rep" on this project and the delays are with Arizon, who is responsible for the construction. There was a lengthy discussion about the responsibilities of Arcadis and Arizon on this project and what next steps can be taken. Mr. Hill commented it is in the Town's best interest to be sure that Arcadis is documenting the delays and difficulties with Arizon. Mr. Nash indicated he will have a conversation with Mr. Goldberg and Mr. Beebe to make sure all steps are being taken to protect the Town's legal interests in this matter. Mr. Sima clarified there was no consensus by the Town Council to delay the construction start date or adjust the project schedule. Mr. Sima also reported there was an issue with a major contractor regarding the free span of the pool building. Mr. Nash reported Mr. Goldberg has confirmed this issue is currently being addressed.

*Motion by Mr. Nash to approve the consent calendar **including** the payment to Arcadis in the amount of \$11,000. Seconded by Mr. Cooker and passed unanimously.*

## **DISTRICT FLOORING REPLACEMENT**

Chairman Nash reported he expects this project to run like a clock and be completed by the end of August.

## **DISTRICT SIDEWALK, CHIMNEY & MASONRY REPAIRS**

Mr. McKenney reported the subcommittee on this project is awaiting the completed paperwork to meet with the contractors. Mr. Noewatne expects the contract will be put in the mail this week. It was noted that Mr. Masciana and Mr. Marseglia have done a terrific job prioritizing this project.

## **EMERGENCY SHELTER GENERATORS**

Mr. Hill reported the RFP on this project did not go out. Mr. Noewatne reported he expects the RFP will go out later this month.

## **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. Mr. Sima reported it recently came to his attention that United Concrete in Wallingford makes prefabricated bathrooms and asked that the subcommittee on this project to look into this possibility.

## **SENIOR CENTER BASEMENT**

In Mr. Robitaille's absence, Mr. Noewatne reported the final design plans have been received and are being reviewed. Salamone & Associates sent a proposal for \$1,875.00 to determine the allowable floor load capacity for the upstairs exercise room. Mr. Sima asked whether doing so goes beyond the original scope of the basement renovation project and evolves into a separate project. After a brief discussion it was determined this structural study makes sense for future renovations, but would not be voted on tonight. Mr. Noewatne will check the resolution to make sure this matter is going through proper channels.

*Motion by Mr. McKenney to table this matter until next month's meeting. Seconded by Mr. Clavet and passed with one abstention by Mr. Durkee.*

## **DISTRICTWIDE ROOF REPAIRS AND REPLACEMENTS**

Mr. Clavet reported that he, Mr. Marseglia, New England Masonry & Roofing and Terry Snow, a BOE building technician, did a walk-through of Cheshire High School and found substantial winter damage. Mr. Clavet provided a spreadsheet of the proposed work, which includes a self-regulating snowmelt system and preventive maintenance. There was a detailed discussion about the scope, cost and prioritization of the work. Mr. Marseglia noted his gratitude to Mr. Clavet for his work on this matter.

*Motion by Mr. Clavet for the PBC to recommend that the Town Council award a contract to New England Masonry & Roofing Company in the amount of \$88,179 for repairs to roofs at the school facilities listed on the spreadsheet. This company is a DAS approved contractor. Seconded by Mr. Durkee and passed unanimously.*

The issue of the snowmelt system was tabled until next month's meeting.

### **DISTRICTWIDE LAVATORY IMPROVEMENTS**

Mr. Nash reported that the RFP has not yet been issued on this project. Mr. Noewatne will report back at next month's meeting.

### **NEW BUSINESS**

There was no new business.

### **ADJOURNMENT**

*Motion to adjourn by Mr. Nash at 8:08 pm. Seconded by Mr. Crooker and passed unanimously.*

Respectfully submitted,

---

Karen Gill