

**PUBLIC BUILDING COMMISSION –Meeting Minutes**  
**Thursday– July 16, 2015**  
**Special Meeting**  
**7:00 P.M. – Council Chambers**

Members Present:                    Mr. Mark Nash (Chairman)  
   Mr. Ed Hill

Members Absent:                    Mr. Joe Barba  
   Mr. Vincent Robitaille  
   Mr. James McKenney  
   Mr. Richard Clavet  
   Mr. Richard Levy  
   Mr. Steven Durkee  
   Mr. Art Crooker

Pool Dome Subcommittee:        Mr. Matt Levine  
   Mr. Dave Gavin  
   Ms. Sheila Adams

Town Council Pool Construction  
Oversight Committee:            Mr. Rob Oris  
   Mrs. Liz Linehan  
   Mr. George Noewatne, Director of Public Works  
   Mr. Walter Gancarz, Town Engineer

Additional Present:                Mr. Tom Sengen, Arizon  
   Mr. Keith Goldberg, Arcadis

The assembled group recited the Pledge of Allegiance.

Chairman Nash called the meeting to order at 7:04 pm. Attendance was taken.

Chairman Nash determined there was no quorum for this meeting and it would therefore be an informal discussion. Chairman Nash reported Arizon was running late and asked for a 15 minute recess to give Arizon time to arrive.

Chairman Nash reconvened the meeting at 7:20 and although Arizon had still not arrived, asked Keith Goldberg from Arcadis to give a brief update on the pool construction project.

Mr. Goldberg reported that over the last few weeks Arcadis has been working Arizon to finalize the design. The design is currently in the hands of the peer reviewer who, after a long deliberation with Arizon, is expected to sign off on the final design. Mr. Goldberg also reported Arcadis has obtained a copy of the liability insurance from Arizon on behalf of the Town.

Chairman Nash opened the meeting up to questions.

Rob Oris from the Town Council asked Mr. Goldberg for more detail about the process of finalizing the design. Mr. Goldberg indicated there was a lot of back and forth between Arizon and the peer reviewer about the design of the foundation, but the peer reviewer has received the final pieces for review. Mr. Oris asked if Mr. Goldberg expected the final design to satisfy the Building Official. Although Mr. Goldberg would not speak on behalf of the Building Official, he indicated he expects the final design will satisfy the Building Official.

Mr. Dave Gavin from the Pool Oversight Subcommittee and the Energy Commission asked Mr. Goldberg what exactly the sticking points were on the foundation design. Mr. Goldberg stated there was a difference of opinion between Arizon's structural engineer and the peer reviewer as to the type of foundation. Arizon designed it as a house foundation when the peer reviewer thought based on the point load it should be designed as more of a retaining wall. There was a discussion about the cause of failure in the previous structures and how storm situations will be handled procedurally with the new structure. Mr. Goldberg reported all of these factors are being addressed and will become part of the standard operating procedure for the new pool structure.

Mr. Hill from the PBC stated that in a contract there should be no debate. It should be incumbent upon Arizon to satisfy the peer reviewer and asked if this was not happening between Arizon's structural engineer and the peer reviewer. Mr. Goldberg reiterated there was a difference of opinion about the foundation design which has been settled.

Mr. Matt Levine of the Pool Oversight Committee asked Mr. Goldberg if the peer reviewer was satisfied with the latest design. Mr. Goldberg reported there was a conference call this week that generated additional information given to the peer reviewer in the interest of satisfying the needs to approve the final design.

Liz Linehan from the Town Council asked about the involvement of the Building Official. Mr. Goldberg stated that the Building Official has been involved but not in the day-to-day matters. Mr. Goldberg stated all parties involved want the same thing: a final design to start building.

Upon Arizon's arrival at 7:38, Chairman Nash asked for a 5 minute recess.

Chairman Nash reconvened the meeting at 7:42 and asked Tom Sengen from Arizon to provide and update.

Mr. Sengen reported Arizon had originally bid this project to build the structure. Arizon subsequently bid for the construction work, to be subcontracted. Mr. Sengen stated the design and peer review process took longer than expected. Mr. Sengen reported there was a difference of opinion between Arizon's structural engineer and the peer reviewer about the foundation design, but the final submission is currently under review. Mr. Sengen reported he expects the final review and approval process to be quick and for the final documents to be submitted to the Town Building Official for issuance of a construction permit. Mr. Sengen

reported once a building permit is issued, Arizon can be ready within one week to mobilize construction crews to begin work. The first step is excavation, followed by digging and sinking piers, erecting the frame (which is ready to ship) and then installation of the exterior fabric. This work should be completed in 8 weeks. Once the exterior fabric is installed, the interior work (HVAC, sprinkler and electrical) can begin and should take about 6 weeks. Mr. Sengen stated a likelihood of a few extra weeks at the end of the project for final work, to complete punch list items and for a final walkthrough with Arcadis, Arizon and the Town. Mr. Sengen reported the expected completion date for this project is the end of November.

Chairman Nash opened up the meeting to questions.

Mr. Oris asked Mr. Sengen if the code for building the pool requires peer review. After a brief discussion, Mr. Sengen reported peer review is a State code requirement. Mr. Oris asked what took so long for Arizon's structural engineer and the peer reviewer to come together and agree on the design. Mr. Sengen stated the soil report created a difference of opinion between Arizon's structural engineer and the peer reviewer about the foundation, but that has been settled. Mr. Oris stated the amount of time it took for the two engineers to agree was unfair to the taxpayers and Arizon is contractually obligated to design the building according to code, including satisfying the peer reviewer.

Mr. Hill asked Mr. Sengen to address the rumor that Arizon has never built a structure this far North. After a brief discussion, Mr. Sengen stated although Arizon has extensive experience building structures of this type, to his knowledge, they had not built a structure this far North. Mr. Sengen also stated he did not think the location of the structure was relevant.

Mr. Hill asked Mr. Sengen to address the rumor that there was an issue with the insulation. Mr. Sengen reported the posts were at frost depth, but additional insulation was needed to meet the energy code and eliminate condensation.

Mr. Hill asked Mr. Sengen what his top three reasons for the delay. Mr. Sengen stated that although it was being actively worked on by both sides, throwing the foundation design back and forth over the fence was more complex and time-consuming than expected.

Mrs. Linehan asked Mr. Sengen if Arizon has factored potential future delays into the project schedule. Mr. Sengen stated all aspects of the project have been quality checked. There was a discussion about Arizon's experience in the Northeast and its unpredictable weather conditions. Mrs. Linehan asked that the Town Council Oversight Committee be kept abreast of the progress since they are beholden to the taxpayers who have a right to know what's going on with this project. Mr. Sengen stated Arizon will continue to send regular updates on this project to Arcadis.

Mr. Levine reiterated this project was approved two years ago and there is still no shovel in the ground. Mr. Levine asked Mr. Sengen if Arizon understands the importance of this project being completed in a timely manner, even if it means overtime and working nights and

weekends. Mr. Sengen stated Arizon is completely committed to this project and as a “for profit” company wants it to be completed on budget.

Mr. Gavin asked Mr. Noewatne if there are any statutory impediments before this project can begin. Mr. Noewatne stated that upon submission of the final documents, the Building Official has 30 days to issue a building permit. Mr. Noewatne stated he could not speak for the Building Official but the Building Official has been involved and he did not expect a delay when the final documents are received. Mr. Gavin asked Mr. Sengen if there was a critical path analysis timeline for this project. There was brief discussion about next steps once the construction permit is issued. Mr. Gavin asked Mr. Sengen to provide a copy of the energy analysis for this project.

#### PUBLIC COMMENTS AND QUESTIONS

Mary Surowiecki, 303 Beacon Hill Road, commented that this project was voted on a long time ago and the taxpayers have many questions about what is taking so long. Mr. Nash clarified that the prior Town Council did not authorize funds to have architectural drawings done for this project. This project was voted on and approved without a design.

Kathleen Maloney, 452 Sharon Drive, reiterated for the record that the prior Town Council did not approve the \$18,000 for a design. Mrs. Maloney stated doing so has cost this project over a year of time and the absence of the prior Town Council at this meeting was aggravating and shows a disregard for the process. Mrs. Maloney stated those who voted against authorizing funds for a design and are now complaining about the pool project in the papers have no credibility based on their previous decision. Mrs. Maloney thanked Mr. Oris and Mrs. Linehan for attending tonight’s meeting.

#### **ADJOURNMENT**

The meeting ended at 8:20 pm.

Respectfully submitted,

---

Karen Gill