

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

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

Members Absent: Mr. Richard Clavet

Additional Present: Mr. George Noewatne, Public Works
Nicholas Semyanko, BL Companies
Jimmy Sima, Town Council
Vincent Masciana, Board of Education
Mr. Keith Goldberg, Arcadis
Andrew Lesko, Arcadis

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Nash called the meeting to order at 7:01pm. 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.

MONTHLY FINANCIAL STATUS

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

CONSENT CALENDAR

Motion by Mr. Hill to remove the payment application for Diversity Construction Group in the amount of \$147,284.00 from the consent calendar. Seconded by Mr. Crooker and passed unanimously.

Motion to approve the remaining items on the consent calendar by Mr. Hill. Seconded by Mr. Robitaille and passed unanimously.

UTILITY TUNNEL IMPROVEMENTS

Mr. Crooker reported that Geolnsight will continue monitoring the utility tunnels until June 2016. Mr. Noewatne reported Mr. Adam Weissman, the engineer at Geolnsight has left the firm and they will assign someone else to the account.

CHS SPORTS LOCKER PROJECT

Mr. Hill reported there was a recent walk through with members of the Board of Education and Town Council. Mr. Hill reported the facility looks good because Mr. Masciana and other folks from the Board of education came in and saved it. Mr. Hill reported Diversity Construction Groups has not been working and this job was unmanned for quite a while. There was a brief discussion about the specific punch list items remaining and the expiration of the substantial completion date. *Motion by Mr.*

Hill to approve the application for payment by Diversity Construction Group in the amount of \$147, 284.00. Seconded by Mr. McKenney for the purposes of discussion. A lengthy and detailed discussion ensued. Mr. Nash stated for the record that he has never seen a contractor handle a construction site so poorly. Mr. Nash was upset to see the conditions of the site with physical dirt, dumpsters and debris. Mr. Nash stated in his opinion this is not in any way representative of how the PBC would expect to see a contractor manage a construction site. Mr. Nash commended the staff, Mr. Masciana and the Board of Education for their efforts to get the site safe, steady and secure for the return of the students to school. Mr. Nash reported after a massive downpour last week, 3 feet of water drained into the locker room and mechanical room. After a lengthy and detailed discussion, Mr. McKenney withdrew his second on this motion. Mr. Robitaille replaced Mr. McKenney's second on this motion. The discussion continued. Motion by Mr. McKenney to amend Mr. Hill's motion to approve the payment application by Diversity Construction Group in the reduced amount of \$100,000.00 as a precautionary measure because the concrete failed to meet the required specifications. Mr. Hill accepted this amendment. Mr. Robitaille accepted this amendment. The motion passed unanimously.

POOL COMMITTEE

Mr. Nash reported this project is moving along well. Arcadis is staying on top of it and Arizon is response to questions when asked. Andrew Lesko, a Construction Manager from Arcadis reported that the geo anchors were all being tested at the request of Keith Darrin (Town Building Official) and Walter Gancarz (Operations Manage/Town Engineer). Mr. Lesko stated this request was hard to argue and is ultimately in the nest interest of the Town for safety and longevity. There was a lengthy discussion.

It was agreed to handle the itemized list of change orders as presented.

Item 3a. – ARCADIS Fee Increase – *Motion by Mr. Crooker for the PBC to approve the change order request for \$35,744.00 to extend project management services, per the August 26, 2015 ARCADIS proposal. Seconded by Mr. Hill. Mr. Durkee and Mr. McKenney opposed the motion. Motion passed 5-2.*

Item 3b. – Grade Beam Demolition – *Motion by Mr. McKenney to table this item until further justification is received from the contractor. Seconded by Mr. Levy and passed unanimously.*

Item 3c. – Electrical Wiring Extension – *Motion by Mr. McKenney to give a directive to proceed with the extra work with a final cost to be determined at a later date. Seconded by Mr. Robitaille. Mr. Durkee opposed the motion. Motion passed 6-1.*

Item 3d. – Gas Piping extension – *Motion by Mr. McKenney to give a directive to proceed with the extra work with a final cost to be determined at a later date. Seconded by Mr. Robitaille. Mr. Durkee opposed the motion. Motion passed 6-1.*

Item 3e – Additional Anchor Testing - *Motion by Mr. McKenney to give a directive to proceed with the extra work. Seconded by Mr. Crooker and passed unanimously.*

Item 3f – Electrical Box Removal - *Motion by Mr. McKenney to table this item. Seconded by Mr. Robitaille and passed unanimously.*

Mr. Goldberg thanked the PBC on behalf of Arcadis for approving the change order. Mr. Goldberg stated Arcadis will continue to work on this job until it is completed.

DISTRICT FLOORING REPLACEMENT

Mr. Nash reported this project is completed and can be taken off of the agenda.

DISTRICT SIDEWALK, CHIMNEY & MASONRY REPAIRS

Mr. McKenney reported this project is completed and can be taken off of the agenda. There was a brief discussion about the remaining budget and potential future projects.

DISTRICTWIDE ROOF REPAIRS AND REPLACEMENTS

In Mr. Clavet's absence, Mr. Noewatne read the following update from Mr. Clavet:

“The roofing repair and maintenance scope of work for the assigned BOE buildings has been completed. There were additional repairs completed to the Cheshire High School standing seam metal roof system as a result of further physical inspections and interviews with the building mechanics onsite. The northeast gable and parapet (facing Route 10) was discovered not to have been properly flashed. This is of importance as this parapet intersects with the northeast valley which was the area which suffered significantly from last year’s build-up, ice damming and subsequent leaking into the upper floor classrooms. New England Masonry and Roofing stripped away the existing flashing and installed a color matching flashing which properly seals off that corner. It is clearly visible from the ground level if one is interested in inspecting. It’s our belief that this was a significant contributor to last year’s issues on that side of the building. All other parapet flashings were inspected and found to be in satisfactory condition. Although I haven’t personally seen the final numbers, it is my understanding that all work was accomplished, at a minimum, within budget. New England Masonry & Roofing reported that it received the change order or PO for the ice melt system this past Monday. Considering the lead time of the material, I am concerned that we’ll miss the window of opportunity for the installation. I’ve instructed NEM&R to pull out all the stops in obtaining the material and at least get the front entrance system operating before the winter. So long as the roof is snow free, we’ll be able to perform the install. That conclude my report for this month.”

EMERGENCY SHELTER GENERATORS

Mr. Hill reported the Town received 7 responses to the RFP. Mr. Hill reported the subcommittee will review the proposals, schedule interviews with the top three and bring a recommendation back to the PBC in November or December.

CHS BATHROOMS AND CONCESSIONS

Mr. Nash reported the Town Council has taken this project away from the PBC despite efforts by the PBC to develop this project. The PBC had hired an architect, schematic drawings were made and budget proposals were done. Mr. McKenney asked what building expertise the Town Council has. Mr. Sima reported the Town Council has formed a special committee to review this project after it stalled for 18 months and requests for additional funding. Mr. Nash stated the PBC worked hard to obtain 4 proposals ranging from \$350,000 to more than \$650,000. Mr. Nash stated the biggest issue with regard to the CHS concessions and bathrooms are handicap accessibility and ADA compliance. Mr. Nash stated the comment by Mr. Sima that this project stalled

because of the PBC is erroneous. Mr. Nash stated the PBC efforts to move this project forward were stalled. Mr. Masciana clarified the special committee is not just comprised of members of the Board of Education. The members of the Special Committee called the CHS Concession Stand Construction Group are Tod Dixon, Anthony Perugini and Cathy Hellreich from the Board of Education and Jimmy Sima and Rob Oris from the Town Council. Mr. Robitaille stated he was surprised by this update and thinks it sets a bad precedent.

Mr. Hill stated for the record he did not appreciate the implication by Mr. Sima that somehow there were bad intentions or motives on the part of the PBC with respect to the CHS Bathroom and Concessions project. Mr. Hill stated Mr. Sima's statement that this project was taken away from the PBC because the PBC stalled it does not contribute to the PBC working hard with the Town Council to get projects done. Mr. Sima stated for the record that is not what he said. Mr. Sima reiterated this project was stalled and the Town Council needed to move it forward. Mr. Nash took strenuous objection to Mr. Sima's statement.

SENIOR CENTER BASEMENT

Mr. Robitaille reported the invitation to bid on this project is due by October 22, 2015. A walk through is scheduled for tomorrow morning at 10:00 a.m.

DISTRICTWIDE LAVATORY IMPROVEMENTS

Mr. Nash reported the Town received 5 responses to the RFP. Mr. Nash and Mr. Crooker have narrowed the selection to two companies: BL Companies and Silver/Petrucci & Associates. Mr. Nash stated that although the bid from Silver/Petrucci & Associates was slightly higher, they have a building inspector and fire marshal on staff. There was a brief discussion. Mr. Nash stated the discussion on this project will continue and he expects to have a further report for next month's meeting.

NEW BUSINESS

Motion by Mr. McKenney to table review and discussion of the PBC Guidelines until next month's meeting and put it as the number one item to discuss under projects for a period of time not to exceed 15 minutes in an effort to make progress and not keep deferring this matter. Seconded by Mr. Hill and passed unanimously.

ADJOURNMENT

Motion to adjourn by Mr. Levy at 8:29 pm. Seconded by Mr. Robitaille and passed unanimously.

Respectfully submitted,

Karen Gill