

PUBLIC BUILDING COMMISSION – Meeting Minutes
Wednesday – December 2, 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 (7:18)
Mr. Richard Clavet
Mr. Richard Levy

Additional Present: Mr. Dan Marseglia, Board of Education
Mr. George Noewatne, Public Works
Mr. Dennis Rioux, BL Companies
Mr. Fred Krompegal, Arcadis
Mr. Keith Goldberg, Arcadis
Mr. Vin Masciana, Board of Education

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Nash called the meeting to order at 7:01 p.m. 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 from Diversity Construction Group in the amount of \$44,915.73 from the consent calendar. Seconded by Mr. Robitaille and passed unanimously.

Mr. Noewatne requested the consent calendar be amended to include an invoice from East Coast Overhead Company for work at the Public Works garage. Mr. McKenney objected to this amendment because it was not included in the packet. It was agreed this invoice will be included in next month's consent calendar.

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

PBC GUIDELINES

Mr. McKenney recommended this matter be tabled since all members of the PBC received a copy of the Town Charter and agree that the PBC does not have the authority to make any changes. A subcommittee was formed to review the Town Charter and report back at next month's meeting. The members of the subcommittee are Mr. McKenney and Mr. Levy.

Mr. Nash read the following excerpt from the Town Charter and asked that it be made a part of the permanent record:

“(A) Purpose. There is hereby established a public building commission for the purpose of consolidating the design and construction of all public buildings and building

projects under one agency, to be known as the public building commission (hereinafter "commission") in order to assure the town of the best possible facility at the lowest possible cost through the coordinated efforts of a single public agency and the cooperative efforts of other appropriate town officers and agencies."

UTILITY TUNNEL IMPROVEMENTS

Mr. Crooker reported that Geolnsight will continue monitoring the utility tunnels until June 2016. Mr. Marseglia reported he received the annual report from Geolnsight but not in time for the packet. Mr. Marseglia reported an action plan has been created to address some minor issues that will be resolved over the holiday break. Mr. Marseglia stated the issues of negative air pressure in the tunnels is currently being managed with temporary fans and Silver Petrucelli is investigating the possibility of a permanent solution. Mr. Marseglia reported that a meeting was held with the school nurse, faculty, maintenance, some parents and the District representative from UConn Health to discuss the indoor air quality and no issues were reported.

CHS SPORTS LOCKER PROJECT

Mr. Hill asked that the PBC go into Executive Session at the conclusion of the meeting agenda on this matter and invite Mr. Marseglia, Mr. Masciana, Mr. Rioux, and Mr. Noewatne to join that discussion.

After the Executive Session, a motion by Mr. Hill to approve Application #7 from Diversity Construction Group in the amount of \$9,690.63 and hold 5% retainage until all pending project issues are resolved. Seconded by Mr. McKenney and passed unanimously.

POOL COMMITTEE

Mr. Nash reported this project is moving along well. Mr. Fred Krompegal, a construction manager from Arcadis, gave an update on the progress on the pool project. Mr. Krompegal reported there was repair done to the vestibule ceilings and asked the PBC to approve the reduced amount of \$5,095.45 for this repair. After a brief discussion, it was clarified that this amount was a line item included in the contract, but the actual cost of the work was less than the line item and therefore the reduced amount should be accepted by the PBC.

Motion by Mr. Durkee to proceed with the work up to \$5,000.00. Seconded by Mr. Clavet and passed unanimously.

Motion by Mr. McKenney to approve the deletion of one overhead garage door to install a new scoreboard for a credit of \$3,126.00 back to the Town. Seconded by Mr. Crooker and passed unanimously.

DISTRICTWIDE ROOF REPAIRS AND REPLACEMENTS

Mr. Clavet reported this project is 100% completed. Mr. Clavet reported once the ice melt system is delivered, it will be installed and noted that New England Masonry procured a steam machine so the ice melt system can be installed even in the case of inclement weather.

EMERGENCY SHELTER GENERATORS

Motion by Mr. Hill for the PBC to recommend that the Town Council award the design, bidding and construction administration services work for the CHS Emergency Generator to Diversified Technology Consultants (DTC) for \$22,000.00 per their negotiated October 2, 2015 proposal. Seconded by Mr. Clavet and passed unanimously.

SENIOR CENTER BASEMENT

Mr. Robitaille asked that the PBC go into Executive Session at the conclusion of the meeting agenda on this matter and invite Mr. Marseglia, Mr. Masciana, Mr. Rioux and Mr. Noewatne to join that discussion.

After the Executive Session, motion by Mr. Robitaille to recommend the Town Council accept the withdrawal of the bid from Robison Construction and to further recommend that the Council waive the bid bond amount since Robison has acted in good faith and not caused harm to the project. In addition, the PBC recommends that the Town Council award a construction contract for the Senior Center Basement Renovation project to J. A. Rosa Construction for \$233,078.00, per their October 22, 2015 bid. Seconded by Mr. Durkee and passed unanimously.

DISTRICTWIDE LAVATORY IMPROVEMENTS

Mr. Nash reported he will withdraw from the Districtwide Lavatory Improvements project and Mr. Crooker will now chair that subcommittee. Mr. Clavet volunteered to join the subcommittee. Mr. Nash reported that Silver Petrucelli is in the process of determining the ADA compliance and the Board of Education has created a priority list of projects to be completed during the summer break.

NEW BUSINESS

Mr. Masciana discussed two new projects: Code Compliance Interior Improvements at CHS and Exterior Storage Building at CHS, with the PBC and asked that subcommittees be formed for these projects.

Motion to approve the 2016 regular PBC meeting dates by Mr. Levy. Seconded by Mr. Durkee and passed unanimously.

EXECUTIVE SESSION

Motion at 7:57 p.m. by Mr. McKenney for the PBC to go into Executive Session and invite Mr. Marseglia, Mr. Masciana, Mr. Rioux and Mr. Noewatne to join that discussion. Seconded by Mr. Robitaille and passed unanimously.

ADJOURNMENT

Motion to adjourn the Executive Session at 8:40 pm by Mr. Robitaille. Seconded by Mr. Hill and passed unanimously.

Respectfully submitted,

Karen Gill