

PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting
Wednesday, February 29, 2016 - 7:00 P.M.
Town Hall - Council Chambers

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

Members Absent: Mr. Matt Altieri

Additional Present: Mr. Dan Marseglia, Board of Education
Mr. Dennis Rioux, BL Companies
Mr. Keith Goldberg, Arcadis
Mr. Vin Masciana, Board of Education
Mr. Ken Sgorbati, Silver/Petrucci
Mr. Ryan Haley, Silver/Petrucci

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Nash called the meeting to order at 7:00 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.

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 with the omission of the Diversity Construction Group invoice. Seconded by Mr. Robitaille and passed unanimously.

TOWN ATTORNEY LEGAL ISSUES

Mr. Hill noted the agenda item for “Town Attorney Legal Issues - PBC Ordinance still awaiting action” has been on the agenda since before his time. After a brief discussion, Mr. Nash stated he will follow up on this agenda item.

PBC REGULATIONS COMMITTEE

Mr. McKenney reported the subcommittee met and is recommending that the language in the *PBC Rules and Regulations* be changed as follows:

1. Under *PBC Rules and Regulations, II. B. ii.* verbiage be changed from “architect” to “lead design consultant.”
2. Under *PBC Rules and Regulations, II. B. ii.* verbiage be changed from “candidate’s” to “candidates” and “final candidate” be changed to “final candidates.”

Motion by Mr. Hill to approve the recommended changes. Seconded by Mr. Robitaille and opened for discussion. After a lengthy discussion about the current process for selecting candidates at the subcommittee level and by the full Commission, it was determined that the recommended changes should be approved after getting an opinion from Town Attorney. The amended motion was returned to a vote and passed unanimously.

DISTRICTWIDE LAVATORY IMPROVEMENTS

Motion by Mr. Crooker to approve the proposal dated February 18, 2016 in the amount of \$2,600 by A-1 Quality Rooter to video the existing sewer lines. Seconded by Mr. McKenney and passed unanimously.

Mr. Crooker asked Mr. S_____ and Mr. Haley from Silver/Petrucci to present to the Commission their proposal for the lavatory renovations at Norton School. Mr. S_____ stated that the proposal includes lavatories in the main office area and the gym area. Mr. S_____ stated that the recommended renovations will achieve full ADA compliance and an overall “freshening up” of the toilet areas. There was a discussion about whether or not this proposal was ready for approval given the documents before the Commissioners stated “85% pre-final submission.” After a lengthy discussion, it was determined that these documents were substantially complete and ready to be forwarded to the Town Council.

Motion by Mr. Crooker for the PBC to recommend to the Town Council that bidding for this project be approved. Seconded by Mr. Clavet and passed unanimously.

UTILITY TUNNEL IMPROVEMENTS

Mr. Crooker reported the tunnels continue to be monitored annually.

CHS SPORTS LOCKER PROJECT

Mr. Hill reported this project is complete except for one minor punch list item. Mr. Hill acknowledged Mr. Noewatne, Mr. Rioux and Mr. Masciana for their patience and cooperation in getting this project closed out.

Motion by Mr. Hill to approve the payment application from Diversity Construction Group in the amount of \$30,700.59. Seconded by Mr. McKenney and passed unanimously.

Mr. Hill stated this project can be taken off of the agenda.

DISTRICTWIDE ROOF REPAIRS AND REPLACEMENTS

Mr. Clavet reported the ice melt system is still being installed and hopes the installation will be complete by next month’s meeting.

CHS INTERIOR CODE COMPLIANCE

Mr. Clavet reported this project is on hold pending the results of the Facility Master Plan from the State.

CHS EXTERIOR STORAGE BUILDING

Mr. McKenney reported this project is on hold pending the Interior Code Compliance recommendations are determined.

EMERGENCY SHELTER GENERATORS

Mr. Hill reported a recommendation has been received from DTC and the estimated cost for this project is \$250,000. Mr. Hill stated that \$160,000 has been appropriated by the Town Council for this project and there are two options: 1) to ask for more money from the Town Council; or 2) proceed with the work and finish with next year's appropriation. There was a brief discussion.

Motion by Mr. Hill to ask the Town Council for an additional \$100,000 for this project. Seconded by Mr. McKenney and passed unanimously.

POOL COMMITTEE

Mr. Nash reported the pool is open and operational and the feedback so far has been positive. There was a brief discussion about two change orders on this project.

Motion by Mr. Durkee to approve Exhibit E: Bostwick Architects invoice 1425.00-08 dated February 1, 2016 in the amount of \$1,140 and Arizon Change Order 002 dated February 2, 2016 in the amount of \$76,658. Seconded by Mr. Clavet and passed unanimously.

Mr. Goldberg reported all payments to Arizon will be held, including retainage until the matter of prevailing wages for the steelworkers on this project is resolved between Arizon and the State Labor Department.

SENIOR CENTER BASEMENT

Mr. Robitaille reported the discovery of a pipe in the Senior Center basement that appears to lead to nowhere. A proposal was submitted by J.A. Rosa to investigate and remedy this issue.

Motion by Mr. Robitaille to authorize J.A. Rosa to investigate all options for resolving the issue and for the cost of remediation to not exceed \$10,000. Seconded by Hill and passed unanimously.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

Motion to adjourn by Mr. McKenney at 8:25 p.m. Seconded by Mr. Hill and passed unanimously.

Respectfully submitted,

Karen Gill