

Cheshire Public Building Commission – Meeting Minutes
Wednesday, April 6, 2016 at 7:00 p.m.
Town Hall - Conference Room 115
84 South Main Street, Cheshire, CT

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

Members Absent: Mr. Richard Levy
Mr. Edward Hill

Additional Present: Mr. Dan Marseglia, Board of Education

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Nash called the meeting to order at 7:00 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 was no general correspondence addressed.

MONTHLY FINANCIAL STATUS

There is no money remaining in the CHS Sports Locker Project.

CONSENT CALENDAR

Motion by Mr. McKenney to approve the consent calendar. Seconded by Mr. Durkee and passed unanimously.

TOWN ATTORNEY LEGAL ISSUES

There were no issues.

PBC REGULATIONS COMMITTEE

Mr. McKenney reported that the requested changes have been made to the PBC Rules and Regulations and are awaiting comments from the Town Attorney.

DISTRICTWIDE LAVATORY IMPROVEMENTS

Mr. Crooker reported that the project is out to bid with responses due on April 15. Chairman Nash attended the walkthrough to learn that 14 bidders were present. Mr. Crooker will get copies of the actual bid documents and prints to the commission members. The Board of Education will requisition more money as needed based on a 5-year plan. The "worst first" project is the bathrooms at Norton School; 2 bathrooms (women's and men's) near the gym and 2 (women's and men's) near the front office. These bathrooms are in common areas used by all. A question was asked about funding coming through the Code of Compliance which was answered that this pertains only to Cheshire High School. The Town Council has no issues with this project being done. The only issue is the length of time to complete the project which is estimated to be 3 years. There is an option in the bid packet to complete 2 additional bathrooms at Norton School.

UTILITY TUNNEL IMPROVEMENTS

Mr. Crooker reported that monitoring of the utility tunnels continues. Because there is excessive heat, a proposal of services will go forward by the engineering firm to address this. The excessive heat is caused by fittings that are not insulated.

CHS SPORTS LOCKER PROJECT

This is one problem with the toilets flushing properly. White Bowman has been asked to be involved rather than the plumber that installed the toilets. White Bowman's time will be tracked so that it can be billed and paid for. They have been asked to do a root cause analysis by the Board. They will be not be doing any work. There is also a problem with the heat which needs to be adjusted. It was of opinion that B.L. Company abdicated its responsibility regarding the heat. It should have better managed Diversity. This project is closed out and paid in full; yet there are no as built drawings, manuals or submittals to refer to. The manual for the HVAC was received recently. All of this information should have been put together as a package prior to the project being closed out. A problem with the project is that the architects were also construction managers. Issues exist and those responsible should have come forward and claimed ownership. Scopes of projects and dollar amounts have to be taken into consideration. Errors were made on drawings. Lessons have been learned and this will be taken into consideration as future projects are assigned. During the discussion it was pointed out that the project at the Senior Center is being done properly. It is overseen properly and it has a good construction company, J.A.

LaRosa, doing the work. J.A. LaRosa has done projects for the town before and has made adjustments where needed without any issues.

Motion by Mr. Robitaille that the PBC be on record stating its dissatisfaction with the general contractor on the CHS Sports Locker Project. Seconded by Mr. Durkee and passed unanimously.

Motion made will steer company(s) away from threatening to sue because there is documentation.

DISTRICTWIDE ROOF REPAIRS AND REPLACEMENTS

Mr. Clavet reported that the ice melt system has been fully installed including on-line controls. The project is completed and will be closed out. The system was tested with snowfall and is working properly. Outside contactors are automated on sensors and can be bypassed in the summer. A balance of \$9,900 remains which will be put toward districtwide roof projects – held in reserve for roofing repairs. Mr. Marseglia thanked Mr. Clavet for going the extra mile on this project; approaching sub-committee for additional funding for icing cables, etc.

CHS INTERIOR CODE COMPLIANCE

Mr. Clavet said that this project this is on hold. There has yet to be a proposal for a master plan.

CHS EXTERIOR STORAGE BUILDING

Mr. McKenney said that there is no activity on this project but that \$250,000 has been budgeted for it.

EMERGENCY SHELTER GENERATORS

Mr. Noewatne will get this put on the Town Council agenda so that are updated on what is happening.

It was suggested that the project be put through for submission.

Motion by Mr. Durkee to move forward on design and get it out to bid. Seconded by Mr. Crooker.

Discussion: There is opposition to the motion because there are no funds for the project.

Motion amended by Mr. Durkee to submit suggestion to proceed with design for consent by the Town Council. Seconded by Mr. Crooker and passed unanimously.

There is funding for an emergency stand by system at Cheshire High School. The commission agreed to wait for direction from the Town Council and discuss at next month's PBC meeting.

POOL COMMITTEE

Mr. Crooker reported that the townspeople are very happy with the renovations made to the pool. Grading is taking place. There is an issue with the pay schedule where fines have to be paid. This is Arizon's responsibility, not the towns.

Mr. Marseglia left the meeting at 7:50 p.m.

SENIOR CENTER BASEMENT

Mr. Robitaille reported that an injector pump can be found that is more reasonably priced than \$12,500. The cost was requested not to exceed \$10,000. Because of this situation completion date of the project will be extended to April 15. The original completion date was scheduled for March 29. The Senior Center has requested the purchase of additional mirrors (for dancing) which will cost approximately \$1,345 and cork flooring on the upper level which comes with a 10 year warranty. \$28,000 remains in the budget. 95% of the project is completed. A copy of the CO will be issued at the completion of the project. J.A. Rosa is doing the construction on the project.

ADJOURNMENT

Motion to adjourn made by Mr. Clavet at 8:00 p.m. Seconded by Mr. Crooker and passed unanimously.

Minutes typed and submitted on April 13, 2016 by Dawn Guite, Alternate Recording Secretary.
