

PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting
Wednesday, October 5, 2016 - 7:00 P.M.
Town Hall, 84 South Main Street - Council Chambers

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

Members Absent: Mr. Steven Durkee
Mr. Richard Levy
Mr. Matt Altieri

Additional Present: George Noewatne, Director of Public Works and Engineering
Mr. Dan Marseglia, Board of Education
Keith Goldberg, Arcadis

I. PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

II. ROLL CALL

Chairman Nash called the meeting to order at 7:00 p.m. Roll was called and a quorum determined.

III. PUBLIC ADDRESS

There was no one from the public who wished to address the Commission.

IV. GENERAL CORRESPONDENCE

There were no general correspondences addressed.

V. APPROVAL OF MINUTES - September 7, 2016

Motion by Mr. McKenney to approve the minutes of the PBC regular meeting held on September 7, 2016. Seconded by Mr. Crooker and passed unanimously.

VI. MONTHLY FINANCIAL STATUS

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

Mr. Clavet asked if additional funds were added to the Districtwide Roof Repair project. Mr. Noewatne stated his understanding was that additional funds were added, but he will verify this information and report back to the PBC.

VII. CONSENT CALENDAR

Motion by Mr. McKenney to approve the Consent Calendar. Seconded by Mr. Hill and passed unanimously.

VIII. TOWN ATTORNEY LEGAL ISSUES

There were no Town Attorney Legal Issues.

IX. OLD BUSINESS

1. PROJECTS

A. Districtwide Lavatory Improvements

Mr. Crooker asked Mr. Marseglia to give an update on the water leaks were reported at Norton School. Mr. Marseglia stated Mr. Rick Guliuzza from John L. Simpson reported on October 4, 2016 that the following issues have been resolved:

1. The leak in the girls' bathroom by the gym has been fixed. There was a loose connection.
2. The leak above the ceiling in the ladies' room by the main office has been fixed. One of the old wheel valves was leaking. The packing was tightened, which appears to have resolved the issue. There was no leak in the roof.
3. The toilet leaking in the ladies' room by the main office has been fixed. The vacuum break appears to have failed and has been repaired.

Mr. Marseglia stated all leaks appear to have been fixed and maintenance personnel at Norton School will monitor the situation. Mr. Marseglia stated the items left on the punch list are: lightbulbs for all four bathrooms; tamper proof switch in the men's room; new vacuum break for the men's room; clean the floor; toilet paper dispensers (to be supplied by Victor Sandoval).

Mr. McKenney stated concerns about the ceiling leak creating a mold issue or potential damage to the ceiling tiles, and whether there is enough money being held in retainage in either event. There was a brief discussion.

B. Utility Tunnel Improvements

Mr. Crooker stated the annual inspection has been completed. Mr. Marseglia stated the issues identified in the inspection are scheduled to be resolved on October 10, 2016.

C. CHS Interior Code Compliance

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

D. CHS Exterior Storage Building

Mr. Noewatne stated funds were approved for this project in the capital budget. Mr. Nash stated he expects more information to be available on this matter for next month's meeting.

E. Emergency Shelter Generators

Mr. Noewatne stated DTC has finalized the design and the bid documents are expected to go out the week of October 17, 2016. Mr. Noewatne stated

a subcommittee meeting is expected to be held on October 24th or 25th. Mr. Clavet recommended pre-ordering the generator, if possible, to freeze the price.

F. Pool Committee

Mr. Nash stated the Department of Labor issues between Arizon and the State of Connecticut have been resolved. Mr. Goldberg stated the issue of the landscaping is still outstanding and Arizon offered to settle this issue for \$4,000, which is half of the cost for landscaping with a local contractor. There was a discussion.

Motion by Mr. McKenney to assign to Arcadis the right to hire a local contractor, post haste, to complete the landscaping work not to exceed \$10,000.00. Seconded by Mr. Crooker and passed unanimously.

G. Senior Center Basement

Motion by Mr. Robitaille to give the \$1,500 credit for the heating valve to the Public Works Department to install the building management system. Seconded by Mr. McKenney and passed unanimously.

X. NEW BUSINESS

The Commission reviewed the new business items and held a brief discussion. Mr. McKenney and Mr. Hill agreed to continue to work on the subcommittee for the sidewalks and masonry project.

Mr. Nash stated the bids for the concession stand have been opened and a decision as to who will be awarded the contract is expected to be made on October 12, 2016. There was a discussion about the role of the PBC on this project since oversight is being done by a subcommittee comprised of members of the Town Council and the Board of Education.

XI. ADJOURNMENT

Motion to adjourn by Mr. Hill at 7:48 p.m. Seconded by Mr. Robitaille and passed unanimously.

Attest,

Karen Gill
Recording Secretary