

**PUBLIC BUILDING COMMISSION – Meeting Minutes**  
**Regular Meeting**  
**Wednesday, November 2, 2016 - 7:00 P.M.**  
**Town Hall, 84 South Main Street - Room 207**

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

Members Absent: Mr. Matt Altieri  
Mr. Vincent Robitaille

Additional Present: Mr. Vincent Masciana, Board of Education  
Mr. Dan Marseglia, Board of Education  
Mr. Keith Goldberg, Arcadis  
Mr. Rob Tenza, 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 - October 5, 2016**

*Motion by Mr. McKenney to approve the minutes of the PBC regular meeting held on October 5, 2016. Seconded by Mr. Clavet and passed 6-0-1, with one abstention by Mr. Levy.*

**VI. MONTHLY FINANCIAL STATUS**

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

**VII. CONSENT CALENDAR**

Mr. McKenney requested the invoice for J.A. Rosa Construction LLC related to the Senior Center basement renovation and the invoice for Arcadis related to the Pool Dome be removed from the consent calendar for discussion.

*Motion by Mr. McKenney to approve the Consent Calendar without the invoices for J.A. Rosa Construction LLC and Arcadis. Seconded by Mr. Clavet and passed unanimously.*

Mr. McKenney stated he would like to hear from staff that all details on this project have been resolved. Mr. Clavet noted a \$1,500 credit on the schedule of values which satisfied Mr. McKenney's question.

*Motion by Mr. McKenney to approve the invoice for J.A. Rosa Construction LLC in the amount of \$17,128.37 related to the Senior Center basement renovation. Seconded Mr. Clavet and passed unanimously.*

Mr. McKenney stated he would like confirmation that the prevailing wage issues on the Pool Dome project have been resolved. Mr. Goldberg confirmed the prevailing wage issues have been resolved.

*Motion by Mr. Nash to approve the invoice for Arcadis in the amount of \$86,347.00 related to the Pool Dome. Seconded Mr. McKenney and opened for discussion.*

Mr. McKenney stated he would like confirmation there is no negative balance on this project. Mr. Nash confirmed there is no negative balance on this project and he is comfortable approving the payment.

*The motion was returned to a vote 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. Clavet stated he initiated an email regarding the outstanding punch list items and was told the LED lights and minor plumbing issues were expected to be resolved the following Saturday. Mr. Clavet stated he expects a follow up with electrical engineer regarding the final inspection. Mr. Clavet stated he is confident the critical punchlist items have been addressed and there are only minor issues outstanding. Mr. Marseglia stated he received an email stating a manufacturing representative is scheduled to come to remove the haze from the file floor. Mr. Nash stated he noticed some taping had been done on the wall in the men's bathroom and asked if the walls would be repainted. Mr. Marseglia stated if the walls are blemished, they will be repainted. Mr. Clavet stated he had not heard back from the architect and recommended getting the billing in, including retainage, and withholding payment until the punch list items are completed and sanctioned by the architect. Mr. Nash asked Mr. Marseglia to have the maintenance staff look at the discoloration around the sink drain in the men's bathroom.

#### **B. Utility Tunnel Improvements**

Mr. Crooker stated the annual inspection has been completed and a report has been provided. Mr. Marseglia stated the contractor will come to complete the

repairs on November 8, 2016. There was brief discussion about the cost and benefits of the annual inspections.

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. Nash stated this is now an active project and Mr. McKenney can begin working on it. The budget for this project is \$250,000. Mr. Durkee volunteered to join the subcommittee for this project. Mr. McKenney asked if there is a location for the storage building. Mr. Masciana stated Milone and MacBroom have been engaged to determine a site location and he would like to continue on that track. There was a brief discussion about the desired specifications and requirements for the storage facility. Mr. Masciana stated the budget was set based on a 4000 square foot steel building, but was open to any ideas that fall within the budget. Mr. Nash stated it will be up to Mr. McKenney and the subcommittee to develop a concept for the storage facility. Mr. McKenney and Mr. Durkee will get the site plan, schedule a meeting and provide an update at next month's meeting.

E. Emergency Shelter Generators

Mr. Hill stated the subcommittee on this project is still awaiting revised drawings. Mr. Clavet stated the bid documents are due by December 7, 2016 so there is plenty of time. Mr. Clavet stated he will send an email asking for a status on the revised drawings.

F. Pool Committee

Mr. Crooker deferred to Mr. Goldberg who distributed a final landscaping invoice that didn't make it into the packet because the packet for this month's meeting went out early. Mr. Goldberg reminded the PBC that at last month's meeting the PBC authorized Arcadis to take over the landscaping from Arizon for \$4,500. Arcadis hired Todd Pisani from Brookside Landscaping. Rob Tenza from Arcadis stated the landscaper removed the rocks, improved the berm, graded, installed erosion mats, spread topsoil and wildflower mix. Mr. Tenza stated the Town put in some trees. Mr. Goldberg stated the Town raised the catch basins which caused a minor delay. Mr. Goldberg stated the site was hydroseeded last Wednesday and the landscaper offers a one year warranty, so he will come back in the spring to make sure everything is in order. Mr. Goldberg stated a parking lot was created out of millings inside the fence and that area was also cleaned up by the landscaper.

Mr. Goldberg stated he would like to get the invoice approved and close out this project. Mr. Goldberg confirmed again that all labor issues have been resolved.

Mr. Hill asked if the job Arizon did on the landscaping was sufficient to meet the terms of the contract. Mr. Goldberg stated it was not.

*Motion by Mr. Crooker to approve the invoice in the amount of \$9,392.35 for Arcadis. Seconded by Mr. Hill and passed unanimously.*

Mr. Crooker stated this project can be closed out and taken off of the agenda.

Mr. Goldberg stated there are three warranty issues with overlap seams that have started to separate that Arizon will come back in the spring to repair.

G. Senior Center Basement Renovations

Mr. McKenney stated a final accounting is needed for this project to be closed out and taken off of the agenda.

**X. NEW BUSINESS**

A. Election of Officers, to be effective January 2017

Mr. Hill declined to continue as Vice-Chair. This matter was deferred to the December meeting.

B. Personnel for new subcommittees

1) Emergency Shelter Generators - Mr. Hill declined to continue on this project. Mr. Durkee volunteered to continue on this subcommittee.

2) Sidewalks & Masonry - Mr. McKenney volunteered to continue on this subcommittee and stated he will start preliminary work next week. Mr. McKenney asked if the unknown status of some of the schools will come into play for the next phase of this project. Mr. Masciana stated that is not a factor at this point.

3) Cafeteria Renovations - Doolittle - There was a brief discussion about the scope of this project. Mr. Nash and Mr. Clavet volunteered to be on the subcommittee for this project.

**XI. ADJOURNMENT**

*Motion to adjourn by Mr. McKenney at 7:46 p.m. Seconded by Mr. Clavet and passed unanimously.*

Attest,

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Karen Gill  
Recording Secretary