

PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting
Wednesday, February 8, 2017 - 6:00 P.M.
Town Hall, 84 South Main Street - Room 207/209

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

Members Absent: Mr. Jim McKenney
Mr. Richard Levy

Additional Present: Mr. George Noewatne, Director of Public Works
Mr. Vincent Masciana, Board of Education
Mr. Dan Marseglia, Board of Education
Mr. Rob Oris, Chairman, Town Council

I. PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

II. ROLL CALL

Chairman Nash called the meeting to order at 6:00 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 - January 4, 2017

MOTION by Mr. Robitaille to approve the minutes of the January 4, 2017 meeting, as submitted. **SECONDED** by Mr. Clavet

VOTE: In Favor - Mr. Nash, Mr. Crooker, Mr. Durkee, Mr. Altieri, Mr. Hill; Opposed - None

The motion passed 7-0.

VI. MONTHLY FINANCIAL STATUS

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

VII. CONSENT CALENDAR

Mr. Nash stated the invoices for Wilson Brothers Excavation and White-Bowman Plumbing are back on the Consent Calendar because the Town refused to pay these invoices with Board of Education funds. Mr. Masciana stated these invoices were originally to be paid from an infrastructure account, but it made more logical sense for them to be paid from the PBC budget for this project because of the installation of the gas lines, conduit and networking for telephone and wifi to the concession stand and press box. Mr. Nash stated this issue was previously discussed and even with the added cost of approximately \$16,000, this project is still under budget. There was a brief discussion.

MOTION by Mr. Durkee to accept the consent calendar. **SECONDED** by Mr. Hill

VOTE: In Favor - Mr. Nash, Mr. Crooker, Mr. Clavet, Mr. Altieri, Mr. Robitaille; Opposed - None

The motion passed 7-0.

VIII. OLD BUSINESS

1. PROJECTS

A. Districtwide Lavatory Improvements

Mr. Crooker stated the first phase of this project is completed and the second phase is currently under design. Mr. Noewatne stated it will go out to bid in March. Mr. Nash asked Mr. Noewatne to confirm it will go out to bid in March. Mr. Marseglia stated the pressure issue in the ladies' lavatory at Norton was resolved by the installation of a pressure regulator.

There was a brief discussion about the process for complaints of this nature to be identified and resolved.

Mr. Marseglia confirmed the 4th, 5th and 6th grade bathrooms were included in the first study and will be part of the second phase of this project.

B. Utility Tunnel Improvements

Mr. Crooker stated there was nothing new to report on this matter.

C. CHS Interior Code Compliance

Mr. Clavet stated this project is on hold pending a budget.

D. CHS Exterior Storage Building

Mr. Durkee stated the subcommittee on this project rejected the preliminary plans presented by Milone & MacBroom. Mr. Durkee stated after some tweaking, the idea of two storage facilities was proposed. After deliberation and consultation with the users, it was decided two locations will best fit the needs of the users. The first proposed location is a 1000 square foot storage building located behind the visitor bleachers. The second proposed location is a 3000 square foot storage building located closer to the front by the practice field. Mr. Durkee stated the process for determining the best site locations has been time consuming. Mr. Nash asked Mr. Masciana if this project could be completed while school was in session. Mr. Masciana stated this project is far enough away from the school that it could be done while school is in session. Mr. Oris stated the Town Council would like to see this project done sooner rather than later given that the money has been appropriated for a while. Mr. Oris stated two considerations for site locations are drainage and the amount of ledge. Mr. Durkee stated only power and ventilation are needed for the storage buildings, no water is necessary. Mr. Oris stated he would prefer masonry or block structures and is opposed to metal buildings for this project. Mr. Nash stated once the site locations are determined, this project can move on to the design phase and RFP. Mr. Durkee stated he hopes to have an update for next month's meeting.

E. Emergency Shelter Generators

MOTION by Mr. Durkee to recommend the Town Council award the CHS Emergency Generator installation to All Electric Construction for \$170,000 (base) and \$4,000 (alternate #1). **SECONDED** by Mr. Crooker

VOTE: In Favor - Mr. Nash, Mr. Hill, Mr. Clavet, Mr. Altieri, Mr. Robitaille; Opposed - None
The motion passed 7-0.

MOTION by Mr. Durkee to recommend the Town Council grant a bid waiver for DTC to perform design work for the installation of generator plug boxes at various Cheshire Public Schools for \$14,500. **SECONDED** by Mr. Clavet

VOTE: In Favor - Mr. Nash, Mr. Hill, Mr. Crooker, Mr. Altieri, Mr. Robitaille; Opposed - None

The motion passed 7-0.

F. Districtwide Sidewalk Replacement Committee

Mr. Noewatne reported in Mr. McKenney's absence that after review of the bids for this project, the subcommittee makes the following motion:

MOTION by Mr. Clavet to recommend the Town Council award the 2017 Districtwide Sidewalk Replacement work to G. Pic Construction & Sons in an amount not to exceed \$157,475.37. **SECONDED** by Mr. Hill

DISCUSSION: Mr. Marsgelia stated the priority is to finish Cheshire High School and then the entrance to Chapman School. Mr. Oris asked Mr. Masciana if investing money on sidewalks at Chapman make sense given the Facility Master Plan. Mr. Masciana stated remediation of the poor condition of the entrance at Chapman School is appropriate at this time as a matter of safety.

VOTE: In Favor - Mr. Nash, Mr. Durkee, Mr. Crooker, Mr. Altieri, Mr. Robitaille; Opposed - None

The motion passed 7-0.

G. CHS Concession Stand

Mr. Clavet stated this project is on track to be completed by April. Mr. Clavet stated a meeting was held today to discuss the color of the exterior finishes and the floor will be poured next week.

MOTION by Mr. Clavet to authorize the purchase and installation of kitchen equipment in an amount not to exceed \$65,067.45. **SECONDED** by Mr. Robitaille

DISCUSSION: Mr. Clavet stated the original budget for the kitchen equipment, based on the specifications submitted by the architect, was approximately \$52,000. Mr. Masciana stated Chesprocott required a fire suppression kit for the hood vent which caused the price to increase to \$65,067.45. Mr. Oris asked why the fire suppression kit was not included in the contract with Olympus if it was included in the original design. There was a lengthy discussion about why the Town should have to pay the increase in price if a fire suppression kit is required for the hood vent. Mr. Oris stated there was a previous issue on this project with an upcharge for louvred doors, which the Town pushed back on because the architect's design failed to meet the requirement for the appropriate style of door.

VOTE: In Favor - Mr. Nash, Mr. Hill, Mr. Crooker, Mr. Altieri; Opposed - Mr. Durkee

The motion passed 6-1.

H. Doolittle Cafeteria Renovation

MOTION by Mr. Durkee to recommend the Town Council award the Doolittle Cafeteria preliminary design work to Wojas Arch, LLC. in an amount not to exceed \$10,000.

SECONDED by Mr. Hill

VOTE: In Favor - Mr. Nash, Mr. Clavet, Mr. Crooker, Mr. Altieri, Mr. Robitaille

Opposed - None

The motion passed 7-0.

Mr. Oris stated he is an advocate of Town projects having an owner's representative or "Clerk of the Works." Mr. Oris stated he is grateful for all of the hard work done by the Public Building Commission. Mr. Oris recognized the members of the Public Building Commission are volunteers and acknowledged the work they do for the community is important. Mr. Oris stated the best way for everyone to do well is to work together and maintain a good relationship.

I. Districtwide Roofs

Mr. Clavet stated the subcommittee on this project met recently to prioritize the next phase. There was a brief discussion.

IX. NEW BUSINESS

A. Mr. Hill stated it has been a privilege and a pleasure to serve on the Public Building Commission.

B. Town of Cheshire Charter/PBC Ordinance revision update
Mr. Noewatne stated the Public Building Commission had previously discussed revising some of their ordinances. Mr. Noewatne stated the Town is currently undergoing a review of its Charter and suggested now might be a good time for the PBC to revisit this matter.

X. ADJOURNMENT

MOTION by Mr. Hill to adjourn at 7:15 p.m. **SECONDED** by Mr. Clavet

VOTE: In Favor - Mr. Nash, Mr. Durkee, Mr. Crooker, Mr. Altieri, Mr. Robitaille; Opposed – None

The motion passed 7-0.

Attest,

Karen Gill, Recording Secretary