

**PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting - Wednesday, May 3, 2017 - 7:00 P.M.
Town Hall, 84 South Main Street - Council Chambers**

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

Members Absent: Mr. Matt Altieri
Mr. Richard Levy

Additional Present: Mr. George Noewatne, Director of Public Works
Mr. Vincent Masciana, Board of Education
Mr. Dan Marseglia, Board of Education

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 was no general correspondence.

V. APPROVAL OF MINUTES - April 5, 2017

MOTION by Mr. McKenney to approve the minutes of the April 5, 2017 meeting as submitted. **SECONDED** by Mr. Crooker.

The motion passed unanimously by all those present and voting.

VI. MONTHLY FINANCIAL STATUS

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

VII. CONSENT CALENDAR

Mr. Clavet moved that Application 6 dated April 30, 2017 from Olympus Construction in the amount of \$91,134.00 be held from the Consent Calendar for discussion.

MOTION by Mr. Crooker to approve the Consent Calendar excluding Application 6 dated April 30, 2017 from Olympus Construction in the amount of \$91,134.00.

SECONDED by Mr. Clavet.

The motion passed unanimously by all those present and voting.

Mr. Clavet stated the preliminary inspection by the Building Inspector discovered the hood and ansul system were never submitted to the Fire Marshall. Mr. Nash stated he was at the meeting this morning and is in favor of withholding payment at this time. Mr. Robitaille stated he was not sure we could justify withholding payment. Mr. McKenney stated it was an improper invoice and approving payment should be tabled until next steps are determined. Mr. Noewatne stated they are in the process of trying to sort out this matter and the architect recommended holding back $\frac{1}{3}$ of the payment. Mr. Clavet stated a meeting will be held with the Fire Marshall to clear up this issue. Mr. Nash stated the paving has not yet been done and the weather forecast does not look good for completing the paving in the next 1-2 weeks.

MOTION by Mr. McKenney to table voting on Application 6 dated April 30, 2017 from Olympus Construction in the amount of \$91,134.00. **SECONDED** by Mr. Durkee.

VOTE:

In Favor: McKenney, Durkee, Nash, Crooker, Robitaille, Bowman

Opposed: None

Abstain: Clavet

Motion passed 6-0-1

VIII. OLD BUSINESS

1. PROJECTS

A. Districtwide Lavatory Improvements

Mr. Crooker stated the bids received for this project were higher than the amount of money available at this time. Therefore, this project will be tabled until next year. Mr. Masciana stated the lavatories are functional and it is prudent to wait and rebid this project next year. There was a brief discussion about proper timing for the bidding process in order to secure the best price.

MOTION by Mr. McKenney to inform the Town Council the bid for this project is \$75,000 over budget and the PBC recommends declining the bid and rebidding this project at a later date. **SECONDED** by Mr. Robitaille.

The motion passed unanimously by all those present and voting.

MOTION by Mr. Crooker to accept the 2016 Districtwide Lavatory Improvements project closeout report dated March 29, 2017 and forward it to the Town Council. **SECONDED** by Mr. Clavet.

The motion passed unanimously by all those present and voting.

Mr. Marseglia stated for the record his gratitude to Mr. Crooker and the subcommittee on this project for all of their hard work and dedication.

B. Utility Tunnel Improvements

MOTION by Mr. Crooker to approve the March 29, 2017 proposal from Geolnsight for 2017 tunnel inspections and maintenance. **SECONDED** by Mr. Robitaille.

The motion passed unanimously by those present and voting.

C. CHS Interior Code Compliance

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

D. CHS Exterior Storage Building

Mr. McKenney stated the Board of Education has selected the site location for the Exterior Storage Building. Mr McKenney stated the subcommittee on this project recommends this be a “design build” project instead of paying \$38,000 for an architect. Mr. McKenney stated the design build proposal is in the process of being drafted.

E. Emergency Shelter Generators

Mr. Durkee stated the generator for Cheshire High School will be installed over the summer. Mr. Noewatne stated the shop drawings are in and a pre-construction meeting can be schedule at this time.

F. School Generator Hook-ups

Mr. Durkee stated he expects the preliminary drawings for the hook-ups at other school locations in the next week or two. There was a brief discussion.

G. Districtwide Sidewalk Replacement

Mr. McKenney stated a preliminary meeting was held with the contractor and at this time does not anticipate any problems with this project.

H. CHS Concession Stand

Mr. Clavet stated to Mr. Masciana that the PBC recommends withholding payment on Application 6 dated April 30, 2017 from Olympus Construction in the amount of \$91,134.00. Mr. McKenney stated for clarification that the PBC voted to table payment on this invoice, not withhold payment.

I. Doolittle Cafeteria Renovation

This project is on hold.

J. Districtwide Roofs

Mr. Clavet stated the contract with New England Masonry and Roofing has been submitted and a preconstruction meeting will be held in the next few weeks.

K. Cheshire Community Pool

Mr. Noewatne shared a usage report for the Cheshire Community Pool. This report provided a one year comparison of the bubble versus the membrane.

IX. NEW BUSINESS

A. Town of Cheshire Charter/PBC Ordinance revision update

MOTION by Mr. McKenney to table this matter until next month. **SECONDED** by Mr. Robitaille.

The motion passed unanimously by those present and voting.

Mr. McKenney recommended this matter be put on the agenda as the first item of business for next month's meeting and the PBC discuss it for 15 minutes at a time.

B. Statement by Mr. Clavet

Mr. Clavet read the following statement to the PBC:

"It is my pleasure to announce that Mr. Dan Marseglia is finally going to take advantage of his long deserved retirement. This will more than likely be Dan's final attendance of a Town of Cheshire Public Building Commission meeting.

I would like to extend to Dan on behalf of this committee, despite his retirement from CPS, that he will always be welcomed in this chamber. Dan has selflessly dedicated himself to the Cheshire Public School System for 27 years.

In 2007 Dan was introduced as a Cheshire Public Schools representative to the PBC to which he has supported with distinction. I have had the pleasure of collaborating with Mr. Marsgelia over the last few years and have found him to be the consummate professional. His dedication over the many years in managing staff, BOE/CPS assets and servicing the CPS clients is reflective in the admiration and respect of all who know Dan.

Over the years, Dan has been supportive of the PBC and has on many occasions lent his experience in ensuring the successes of many Cheshire Public Schools construction projects. Time and time again, this commission has solicited Dan's advice and expertise when construction project decisions are in consideration. His input has been invaluable to the Town of Cheshire, the Cheshire Board of Education/Public Schools and this Committee.

On behalf of the Cheshire Public Building Commission, I would like to thank Mr. Marseglia for his years of service, his steadfast support of this committee and wish him the best retirement has to offer."

Mr. Marsgelia stated for the record express thanks to Mr. Clavet for his kind words. Mr. Marsgelia stated he would do anything for Mr. Masciana and the PBC. Mr. Marsgelia stated he is grateful for the passion and caring the PBC puts into their projects and their commitment to community service. Mr. Marsgelia stated he has learned so much from the professionals who comprise the PBC now and in the past.

Mr. Clavet stated it is his honor to be Mr. Marsgelia's replacement as the Cheshire Public Schools Manager of Buildings and Grounds. Mr. Clavet stated Mr. Marsgelia's are big shoes to fill and he is up for the challenge, which took effect May 1, 2017.

Mr. Marsgelia stated on Monday he welcomed Mr. Clavet with meet and greets throughout the District. Mr. Marsgelia stated he had the luxury of stepping back and watching Mr. Clavet interact with administrators, teachers and students. Mr. Marsgelia stated the Cheshire Public Schools are in good hands.

C. Frank Biancur

Mr. Noewatne stated that Frank Biancur, the District Maintenance Foreman passed away.

D. New Commissioner

Mr. Nash introduced Mr. Phillip Bowman as a new member of the PBC.

X. ADJOURNMENT

MOTION by Mr. McKenney to adjourn at 8:09 p.m. **SECONDED** by Mr. Clavet. The motion passed unanimously by all those present and voting.

Attest,

Karen Gill
Recording Secretary