

PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting - Wednesday, February 7, 2018 - 7:00 P.M.
Town Hall, 84 South Main Street - Council Chambers

Members Present: Mr. Mark Nash
Mr. Jim McKenney
Mr. Vincent Robitaille
Mr. Richard Clavet
Mr. Steven Durkee
Mr. Art Crooker
Mr. Richard Levy
Mr. David Arai

Members Absent: Mr. Phillip Bowman

Additional Present: Mr. George Noewatne, Director of Public Works

I. PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

II. ROLL CALL

Mr. 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 - January 3, 2018

MOTION by Mr. McKenney to approve the minutes of the January 3, 2018 meeting.

SECONDED by Mr. Crooker and 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. Noewatne distributed an updated Wojas Arch Invoice No. 92 dated January 11, 2018 in the amount of \$7,000.00. Mr. McKenney requested this invoice be removed from the Consent Calendar.

MOTION by Mr. McKenney to approve the Consent Calendar.
SECONDED by Mr. Clavet and passed unanimously by all those present and voting.

MOTION by Mr. Arai to approve the original Wojas Arch Invoice No. 92 dated January 11, 2018 in the amount of \$3,500.00.

SECONDED by Mr. Clavet and opened for discussion.

Mr. McKenney stated the proper procedure is payment applications must be submitted in a timely manner to be considered for payment. The Wojas Arch amended invoice did not meet the deadline and therefore should not be voted on tonight. Mr. Durkee stated he had no problem approving the invoice for payment in the amount of \$6,500.00, not \$7,000.00.

The motion was returned to a vote and passed 7-1-0, with Mr. Durkee opposing the motion.

MOTION by Mr. Durkee to approve payment of an additional \$3,000.00 to Wojas Arch.

SECONDED by Mr. Crooker.

VOTE

In Favor: Mr. Durkee

Opposed: Mr. Levy, Mr. Crooker, Mr. Robitaille, Mr. McKenney and Mr. Arai

Abstained: Mr. Nash, Mr. Clavet

The motion failed with a vote of 1-5-2.

VIII. OLD BUSINESS

1. EXHIBIT A: Town of Cheshire Charter/PBC Ordinance revision update

Mr. Robitaille stated he and Mr. McKenney met earlier today and were able to make progress on recommended revisions to the PBC Ordinance. Mr. Robitaille stated the subcommittee is trying to keep it simple and will meet again on February 20, 2018.

2. PROJECTS

A. Districtwide Lavatory Improvements

MOTION by Mr. McKenney to award the contract for districtwide lavatory improvements to Millennium Builders in the amount of \$332,250.00.

SECONDED by Mr. Robitaille and passed unanimously by all those present and voting.

MOTION by Mr. McKenney to reconsider the previous action taken on this matter.

SECONDED by Mr. Levy and passed unanimously by all those present and voting.

MOTION by Mr. McKenney that the PBC feels it is in the Town's best interest for the Town Council to award the construction contract in the amount of \$332,250.00 for the

districtwide lavatory improvements project to Millennium Builders, which includes the base bid and Alternate #1.

SECONDED by Mr. Crooker and passed unanimously by all those present and voting.

Mr. Noewatne stated Silver Petrucelli submitted an addendum for the upcharge of \$1,600.00 to rebid this project.

MOTION by Mr. McKenney to approve the authorization.

SECONDED by Mr. Crooker and passed unanimously by all those present and voting.

B. Utility Tunnel Improvements

Mr. Clavet stated the necessary repairs have been completed based on the inspection report by Geolnsight.

C. CHS Interior Code Compliance

MOTION by Mr. Clavet that the PBC feels Silver-Petrucci and Associates possesses the best qualification an experience, and recommends that the Town Council award them the design, bidding and construction administration services work for the CHS ADA Interior Code Compliance project for \$58,400.00.

SECONDED by Mr. Levy and passed unanimously by all those present and voting.

D. CHS Exterior Storage Building

MOTION by Mr. McKenney that the PBC recommends the Town Council authorize bidding of the CHS Exterior Storage Building utilizing a design-build format as the site location has not been specified.

SECONDED by Mr. Robitaille and passed unanimously by all those present and voting.

E. School Generator Hook-ups

Mr. Noewatne stated this project will go out to bid on February 14, 2018, the walk-through will be on February 23, 2018 at 9:00 a.m. The bids will be due on March 6, 2018. Mr. Noewatne stated the sidewalks are mandatory.

F. Doolittle Cafeteria Renovation

Mr. Durkee stated the plans have been approved by Madeleine Diker. The design was reviewed by the PBC. Mr. Clavet recommended a copy be sent to the Fire Marshal and Chesprocott. Mr. Durkee stated Chesprocott is already involved.

MOTION by Mr. Durkee to forward the design to the Town Council per the PBC Ordinance.

SECONDED by Mr. Clavet and passed unanimously by all those present and voting.

G. CHS Concession Stand

Mr. Clavet stated all of the punch list items have been completed and he has received the O&M manuals, as well as a redlined copy of the as-built

drawings. Mr. Clavet stated the anticipated opening of the concession stand is April 1, 2018.

H. Districtwide Roofs

Mr. Clavet stated this project is ongoing with spot repairs as needed. Mr. Noewatne stated there is no additional funding at this time.

I. Library Renovation

Mr. Noewatne stated the kickoff meeting with Pelletier Builders will be held on February 6, 2018. Mr. Nash stated Mr. Bowman will oversee this project, including the roof replacement.

3. OTHER OLD BUSINESS OF THE PBC

None.

IX. NEW BUSINESS

1. Roster

None.

2. Subcommittee assignments for new projects

a. Bathroom improvements at various parks

Mr. Arai and Mr. Crooker volunteered to be on the subcommittee for this project.

b. Roof replacement at Cheshire library

Mr. Nash stated Mr. Bowman will oversee this project.

3. Conflict of Interest policy

Mr. Noewatne stated any conflict of interest must be disclosed pursuant to the Town's Conflict of Interest policy.

4. Other new business of the PBC

Mr. Crooker stated he will continue as a member of the PBC.

XI. ADJOURNMENT

MOTION by Mr. Clavet to adjourn at 7:52 p.m.

SECONDED by Mr. Robitaille and passed unanimously by all those present and voting.

Attest,

Karen Gill, Recording Secretary