

Public Building Commission
June 6, 2012
Regular Meeting
Council Chambers Town Hall

Members Present: Mr. Joseph Barba
Mr. James Brennan (Secretary)
Mr. Art Crooker
Mr. Ed Hill
Mr. Mark Nash
Mr. Ronald Palumbo
Mr. John Purtill (Chairman)
Mr. Vincent Robitaille

Members Absent: Mr. Keith Goldberg

User Members Present: Mr. James Sima, Liaison, Town Council
Mr. David Schrumm, Town Council

Others Present: Mr. George Noewatne, Operations Manager, Public Works
Mr. Dan Marseglia, Department of Education
Mr. Vincent Masciana, Director of Management Services

The Chair called the meeting to order at 7:00 p.m. Roll was called and a quorum determined. The assembled group recited the Pledge of Allegiance. Mr. Purtill explained to the audience how to exit the chamber in the event of an emergency, in compliance with the Fire Marshal's order.

APPROVAL OF MINUTES

Mr. Barba moved that the minutes of the Flooring Replacement Committee meeting of May 2, 2012, be approved as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously

Mr. Brennan moved that the minutes of the regular monthly meeting of May 2, 2012, be approved as published, subject to correction.

Corrections: Page 5, Paragraph 2 and 3, replace *Barba* with *Brennan*
Page 6, last paragraph, replace *Goldberg* with *Barba*.

The motion to approve the minutes, as amended, was seconded by Mr. Nash and carried unanimously.

Mr. Nash moved that the minutes of the CHS Locker Room/Field House Committee meeting of May 9, 2012 be approved as published, subject to correction. The motion was seconded by Mr. Hill and carried unanimously.

PUBLIC ADDRESS

The Chair invited members of the audience to address the Commission, but there was no one wishing to do so.

GENERAL CORRESPONDENCE

Mr. Purtill stated that all correspondence received would be addressed under the appropriate subcommittee report.

MONTHLY FINANCIAL STATUS REPORT

Commissioners received copies of the monthly financial status report in their packets.

CONSENT CALENDAR

Mr. Barba moved that the Public Building Commission approve the Consent Calendar as follows:

- | | | |
|-------------|---|-------------|
| I. | CHESHIRE HIGH SCHOOL LOCKER ROOM/FIELD HOUSE PROJECT | |
| | BL Companies, Inv. #10D1819-B-4 | \$10,350.00 |
| II. | POOL BUBBLE REPLACEMENT | |
| | BL Companies, Inv. #11D1951-6 | \$1,860.00 |
| III. | CHESHIRE POLICE HEADQUARTERS ROOF | \$810.12 |

The motion was seconded by Mr. Brennan and carried unanimously.

REPORT ON INVOICES PAID

Mr. Noewatne reported that there were no invoices processed administratively this month.

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtill informed the Commission that he received valuable input from Commissioners and other individuals regarding the revision of the PBC Regulations. He has compiled a proposed revision of the PBC Regulations and is being reviewed by the Town Attorney. A meeting will be scheduled with the Commission and the Town Attorney to discuss the proposed regulations. Mr. Purtill stated that it is anticipated that

the changes will help to streamline projects, while giving the Town Council the statutory oversight that is necessary.

SENIOR CENTER ELEVATOR PROJECT (Mr. Robitaille)

Mr. Robitaille informed the Commission that a subcommittee meeting took place prior to this meeting.

Mr. Robitaille moved to request that the Public Building Commission authorize an RFP to hire a design professional to design the elevator and associated work at the Senior Center. The motion was seconded by Mr. Brennan.

Discussion of Motion:

Mr. Robitaille informed the Commission that only one bid was received for the elevator project and it was extremely high--\$198,900. The subcommittee feels that a better price may be obtained if the elevator is designed at a reasonable price. The way it is currently bid, the contractor is responsible for design and construction, and this increases the cost of the project. It is also possible that this approach will attract more bidders.

Mr. Purtill stated that there is no major emergency in completing this project since the current elevator is in operation. Mr. Noewatne stated that some repairs were done to the elevator a couple of years ago and although it is working at this time, it is still leaking oil and will have to be replaced at some point.

Mr. Robitaille commented that the reason that the bid was so high is because it is a design build project so the contractor is assuming the risk of the design and construction. A large contingency has to be built into this type of project. In response to a query from the Commission, Mr. Robitaille responded that he is hopeful that design costs will be approximately \$8,000. It is anticipated that the cost of the elevator project should be approximately \$165,000, based on the preliminary estimate of \$150,000. Mr. Hill concurred that the proposed method of designing the project first makes perfect sense.

Mr. Nash inquired as to whether Commissioners have a list of design professionals. Mr. Crooker commented that if the elevator is in working order, why this money is being spent to replace it. Mr. Noewatne stated that it is still in need of repair or replacement as it was never designed properly. Mr. Purtill stated that there was a time when the elevator was breaking down all the time and the senior citizens had to use the stairs to utilize the upstairs portion of the building.

Mr. Robitaille informed the Commission that the bid that was received does not designate what type of elevator will be installed. If the project is designed first, then that information will be available to bidders.

Vote on Motion: Carried unanimously.

POLICE DEPARTMENT ROOF REPLACEMENT (Mr. Goldberg)

Mr. Purtill informed the Commission that Mr. Goldberg has asked for additional time to look further into this project. He is not prepared at this time to advise the Commission regarding the project.

TURF FIELD INSTALLATION PROJECT (Mr. Behrer)

It was reported that the Town Council did release the remaining funds from private donors back to the Turf Field Project. Once some minor painting is done, the retainage for this project will be released from the Commission as well.

ENERGY PERFORMANCE CONTRACTING SELECTION COMMITTEE (Mr. Nash)

Mr. Nash informed the Commission that the contractor is conducting surveys and analyzing data. No further information is available at this time.

ROOF RESEAMING REPAIRS—HIGHLAND AND CHS (Mr. Palumbo)

There is a small portion of roof remaining to be done at Norton School, which Mr. Marsiglia stated will be completed in July.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Crooker informed the Commission that he was supposed to receive a report from GEO Insight at the end of the month. Mr. Noewatne stated that he just received the report, and will send it out to Commissioners for review. A subcommittee meeting will be set up to discuss the report. Mr. Masciana stated that the report makes some recommendations that may be completed this summer. Mr. Sima requested that a copy of the report be sent to him.

FLOOR REPLACEMENT/INDOOR AIR QUALITY IMPROVEMENTS (Mr. Brennan)

Mr. Brennan reported that the Town Council approved the award of bids to the two low DAS listed bidders, AAIS and Spectrum Flooring.

HVAC REPLACEMENTS (Mr. Barba)

Mr. Barba reported that the HVAC unit has arrived and is in Waterbury at this time. A representative from White Bowman and a maintenance manager will meet with the principal of Highland School to discuss the logistics of the installation of the unit. A Trane representative will be present for the installation and startup of the unit.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Nash informed the Commission that a preliminary meeting was held to initiate the locker room project. He stated that the project seems to be moving in different directions and the Commission needs direction from the Town Council as to how to proceed. The scope of the project needs to be defined, as well as the budget and what code requirements need to be met. It is not just a locker room issue. Mr. Nash would like to have a meeting within the next two weeks to discuss the scope of the project and to prepare an RFP.

Mr. Purtill agreed that the Commission needs direction from the Town Council regarding whether this is a locker room project or a field house project. Mr. Tim Slocum said that all parties to this project need to be realistic. If this project goes to referendum at 3.5M it is most likely not going to pass. He queried what the Commission would do then—now there is no locker room project and the issue remains unsettled. At this time there is \$500,000 available for the locker project, which is not enough to complete the project.

Mr. Slocum commented that it is more realistic to request the amount actually needed to complete the locker room project and to make a decision as to whether the code will require an elevator or a ramp. There has to be an alternate plan.

Mr. Purtill stated that it appears that the Commission needs to come up with a Plan B. There needs to be a conversation with the Board of Education regarding this issue. Mr. Slocum reminded the Commission that there is a great deal of monetary needs before the Town at this time, specifically the upgrade of the wastewater treatment plant.

Mr. Sima commented that it must be determined with the Building Inspector whether it will be necessary to install an elevator, or to construct a ramp for the locker room. It was the consensus of the group that a ramp may be a difficult choice, as it would have to be used by everyone and could be unwieldy.

Mr. Schrumm suggested that the Commission look back into the original plan which came before the Town Council in February to determine what that project would entail. He stated that the field house option is really a Plan B, because it was not part of the original conception of the project. A 2-3M project is not likely to pass at referendum nor is it likely to be approved by the Town Council.

Mr. Slocum commented that the Town Council is aware that the \$500,000 appropriation will not be sufficient to cover the locker room renovation. The additional amount needed

can be added to that and put out to bid. Mr. Sima stated that the Board of Education has been working on the locker room renovation plans for 2-3 years and told the Town Council in February that the project was ready to go. The field house is a new concept that was not part of the original plan.

Mr. Purtill stated that most people don't think that the elevator idea is sound. Mr. Schrumm stated that he feels that this locker room project/field house is basically for the football team. If a field house is built it will also have a cost associated with maintaining the building. He questioned whether that is really a priority for the town. He requested that the Commission determine how much extra funding will be necessary to complete the locker room project with an elevator or a ramp.

Mr. Nash commented that this project is more than just a locker room project, and there are a lot of issues that must be considered. Mr. Slocum stated that this project is a big part of the Board of Education Capital budget. Mr. Nash commented that this project needs to be discussed at the subcommittee level. Long term needs must be considered, rather than just immediate needs.

Mr. Sima noted that the field house is really a stand-alone project and is not intended to be completed at this time as part of this project. The only part of the project likely to qualify for State reimbursement is the elevator. Mr. Crooker stated that right now it must be determined how much the elevator is going to cost.

Mr. Schrumm stated that the procedure is for the Board of Education to present schematics and a cost estimate to the Town Council. There is \$500,000 available now, and it is likely that another \$300,000 may have to be appropriated for an elevator. The additional funding will have to go to referendum.

Mr. Purtill noted that a public hearing was conducted and as a result one of the directives was for the Commission to investigate the possibility of building a field house, and that is what the Commission is doing. He noted that the PBC is not a policy group and must take direction from the Town Council.

Mr. Schrumm stated that the charge before the Commission at this time is to investigate the feasibility of installing an elevator or a ramp as part of the locker room renovation project. Mr. Purtill noted that the subcommittee needs to do more investigation regarding this issue.

POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille Mr. Palumbo)

The subcommittee for the pool dehumidification issue met earlier this evening and is investigating alternatives to address this issue. A recommendation may be forthcoming at the next meeting. Mr. Purtill is pleased with the way the project is progressing.

In response to a query from Mr. Sima, Mr. Palumbo stated that it is not likely that the dehumidification equipment will be in place when the bubble needs to be installed in the fall, but there will be a plan ready to go at that time. Hopefully, the Building Inspector will issue another temporary C.O. because there will be a firm plan in place. The time factor does not allow for the work to be completed when the bubble needs to be installed. Mr. Sima said he is satisfied with the progress as long as the process is moving along.

Mr. Purtill noted that there was a tear in the bubble during the process of taking it down. The manufacturer would like to take the bubble and make repairs at the manufacturing facility which will be more beneficial than trying to do it at the pool site.

NEW BUSINESS

There was no new business to come before the Commission.

OLD BUSINESS

There was no old business to come before the Commission.

ADJOURNMENT

Mr. Robitaille moved that the Public Building Commission adjourn at 8:15 p.m.
The motion was seconded by Mr. Brennan and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission

Attest:

Susan F. Zwick