

PUBLIC BUILDING COMMISSION
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST. – CHESHIRE, CT 06410
MINUTES – MONTHLY MEETING
Wednesday, August 1, 2012 – Council Chambers

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

Members Absent: Mr. Keith Goldberg
Mr. James Brennan

Others Present: Mr. George Noewatne, Operations Manager, Public Works
Mr. Dan Marseglia, Department of Education
Mr. Vincent Masciana, Director of Management Services
Mr. Denis Rioux, BL Companies
Mr. Greg Longo, BL Companies
Mr. Robert Daley, Resident

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. Nash moved that the minutes of the Pool Dehumidification Committee meeting of July 10, 2012, be approved as published, subject to correction. The motion was seconded by Mr. Palumbo. Motion carried unanimously.

Mr. Robitaille moved that the minutes of the Public Building Commission meeting of July 11, 2012, be approved as published, subject to correction. The motion was seconded by Mr. Nash 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. Noewatne passed out revised consent calendars. The consent calendar was revised due to flooring bills coming in late and requested action be taken. Motion made by Mr. Barba to approve consent calendar, seconded by Mr. Hill and approved unanimously.

TOWN ATTORNEY LEGAL ISSUES

PBC Regulation has been turned in and a meeting needs to be scheduled at a later date.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Mr. Noewatne stated that the RFP is still being finalized.

POLICE DEPARTMENT ROOF REPLACEMENT (Mr. Goldberg)

Mark Nash stated he gave a presentation to the Town Council, and the Town Council voted 9-0 to approve the contract, so this project can move ahead. Mr. Noewatne has contacted Quality Roofing and a contract will be issued shortly

ENERGY PERFORMANCE CONTRACTING (Mr. Nash)

There is nothing new to report.

ROOF RESEAMING REPAIRS (Mr. Palumbo)

The roof is complete and invoices should be forthcoming.

UTILITY TUNNEL IMPROVEMENTS (Mr. Crooker)

A pre-bid walkthrough was held on Monday, July 30, 2012 at Cheshire High School to go over the work that needs to be done to make the existing drainage functional prior to school going back into session. Some pipes have separated and some catch basins are compromised. Wall drainage work is also part of the bid documents. The bids will be due on August 3 at 2:00pm and results will be sent out. The committee is asking for the PBC to approve the use of the lowest bidder so that work can begin next week. Motion made by Art Crooker to approve the low bidder for courtyard work at a cost not-to-exceed \$24,000. Motion seconded by Mark Nash and approved unanimously.

DISTRICTWIDE FLOORING REPLACEMENT/INDOOR AIR QUALITY (Mr. Brennan)

Mr. Noewatne stated that Cheshire High School and Darcey are the only two schools that need to be completed. Everything else is complete.

HVAC REPLACEMENT (Mr. Barba)

Motion by Joe Barba to request a bid waiver from the Town Council for Trane Building Services to install equipment at Cheshire High School for \$34,329.00 Seconded by Art Crooker.

Discussion: Mr. Noewatne stated that the Board of Ed did a lot of legwork on this. They received 3 proposals for this project. Trane quoted \$34,329; Becker and Sons quoted \$39,775 for same work; and a proposal was received from White-Bowman for

\$38,143.34 Trane, being the manufacturer and installer of the unit, makes the most sense.

Motion passed unanimously.

CHS SPORTS LOCKER (Mr. Nash)

The committee was looking at the locker room project for various reasons. It was decided it would not be an appropriate way to spend Town money by investing any more money into the locker rooms, and, in fact, would be a waste of money. Other alternatives were looked at and that developed into discussions with the athletic director and the Board of Ed to try to get a sense of what the immediate needs are of the athletic department, what the future needs are, and what demands there are from the Town in terms of other activities that take place at the field. With the amount of information gathered, the committee started looking at the idea of developing a concept for a field house, which would attack many issues. One of the biggest problems that the sports locker did not address is that spending \$500-\$800K did not address any of the other issues that the state is mandating the Town address for ADA compliance issues, civil compliance (public bathrooms being handicapped accessible, handicapped accessible fields, and a handicapped accessible pressbox). These are issues the State is pressuring the Board of Ed to address and, because of that, they've looked at the overall picture and gotten feedback from different sources. They came up with a preliminary idea of a field house of approximately 6,000-8,000 sq feet, which would encompass public bathrooms, concession stand, new locker rooms, coaches' offices, storage, bath facilities and perhaps a second floor for a field box or press box, which would have an elevator in order to be handicapped accessible. The concept currently being developed is addressing a multitude of needs. In addition, another issue that is slowly developing is the image of the Town of Cheshire in terms of the entire athletic program. People from other towns come for athletic events, Relay for Life, and the band. Numerous activities take place here and we have substandard facilities. We are woefully inadequate in the facilities available at the field.

Motion made by Mr. Nash: the committee does not support the proposal for refurbishing the locker room and recommends the PBC consider pursuing a schematic design of a comprehensive athletic facility. The motion was seconded by Mr. Barba.

Discussion: Robert Daley, 227 Carlton Drive. Mr. Daley expressed his concern about the facilities for all other sports teams as well as the football team and requested that whomever is responsible for getting information out to the public, assure the public that this is just not all about the football teams, that it's about all sports teams and everyone else who uses the field.

Mr. Marseglia responded that there were discussions with Steve Trifone, Athletic Director and he was asked to produce a list of users of the field that extend beyond the high school, including private affairs so that it takes away from the whole football image. Mr. Trifone has also been asked to develop a list of all of the sports programs and number of participants in Town and how much they've increased over the last five years and also what the projections are, so that the committee can be sure to plan for adequate facilities and adequate space for everyone, including adequate storage space.

Motion passed unanimously for reasons stated above.

POOL DEHUMIDIFICATION (Mr. Robitaille/Mr. Palumbo)

Mr. Rioux passed out a handout.

Motion by Mr. Robitaille from the Pool Dehumidification Committee is to endorse and present Option #2 to the full PBC for approval, subject to modification approval from the State Building Official. If that modification is not approved, then the committee endorses Option #4. Motion seconded by Mr. Palumbo.

Discussion:

Denis Rioux asked members to look in packet at the page which describes what they are doing. Mr. Rioux gave an overview of how the Arizon unit works and some of the issues facing the bubble regarding outside air and dehumidification requirements, per the building code. Option 2: The way he is proposing to resolve the issue is by using an outside air unit which would be separate from the Arizon unit. The unit will provide 8000 cfm of outside air that would be pumped in through the inside of the bubble and distributed throughout the length of the bubble via a duct sock. 8000 cfm of air would then be exhausted through an energy wheel. The cost is of is \$160K and the solution would work from mid to late October through early April, based on weather data over the last 20 years or so.

Option 4 would supplement the equipment of the Option 2 unit with a small dehumidification system tied to the unit. Total cost for this option would be \$210,000.

Option 2 would require the state building official to issue a modification for a possible higher than code humidity level during the months of May and September, but if the building inspector is not amenable, then Option 4 will satisfy the requirement.

A question was posed by Mr. Hill about the level of humidity. Mr. Rioux stated it needs to be at 60% relative humidity and it currently stands at 80%.

Mr. Rioux will have the schematic design ready for the Town Council meeting to be held on August 14. Per the PBC regulations, the Council needs to approve it before the PBC can authorize completion of the final design.

Passed unanimously

NEW BUSINESS – there was no new business

Motion made by Mr. Palumbo to adjourn. Motion seconded by Mr. Nash and passed unanimously.

Meeting adjourned at 8:10pm

Respectfully submitted:

Stephanie Dunn
Recording Secretary