

Public Building Commission  
December 5, 2012  
Regular Meeting  
Council Chambers Town Hall

Members Present: Mr. Art Crooker  
Mr. Ed Hill  
Mr. Keith Goldberg  
Mr. James McKenney  
Mr. Mark Nash  
Mr. John Purtill (Chairman)  
Mr. Vincent Robitaille

Members Absent: Mr. Joseph Barba  
Mr. James Brennan (Secretary)

User Members Present: There were no user members present.

Others Present: Mr. George Noewatne, Acting Director, Public Works  
Mr. Dan Marseglia, Department of Education  
Mr. Vincent Masciana, Assistant Superintendent  
Mr. James Sima, Liaison, Town Council  
Mr. Frank Biancur, Cheshire Public Schools

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 regular monthly meeting of November 13, 2012 be approved as published, subject to correction. The motion was seconded by Mr. Crooker and carried unanimously.

Mr. Robitaille moved that the minutes of the Pool Dehumidification subcommittee meeting of November 13, 2012, be approved as published, subject to correction. The motion was seconded by Mr. McKenney 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. Robitaille moved that the Public Building Commission approve the Consent Calendar as follows:

### **I. CHESHIRE POLICE HEADQUARTERS ROOF**

BL Companies, Invoice #11D1998-8	\$728.60
----------------------------------	----------

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

## **REPORT ON INVOICES PAID**

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

## **TOWN ATTORNEY LEGAL ISSUES**

The PBC Ordinance is being reviewed by the Town Attorney and will be considered by the Town Council at a future date. Mr. McKenney was added to the Ordinance subcommittee to serve with Mr. Hill.

## **SENIOR CENTER ELEVATOR (Mr. Robitaille)**

Mr. Noewatne informed the Commission that the RFP for design will be published on December 7.

## **ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)**

Mr. Goldberg stated that interviews were conducted with two firms on November 29, 2012. ECG offered a fee of \$249,000 which includes measurement and verification, but no money up front until the Performance Contract is signed.

The second firm, Peregrine, Inc. offered an hourly rate contract for \$150.00 per hour and costs start immediately. Both firms have extensive experience. In response to a query from Mr. McKenney, Mr. Goldberg confirmed that ECG will do the design and Ameresco implements design. Mr. Masciana indicated that this information needs to be evaluated.

The Commission requested information on the ECG Proposal, specifically what is the ECG connection to the Town and Ameresco. ECG would be paid by Ameresco. ECG sent a sample contract binding them to the Town. The subcommittee will meet to finalize a decision regarding this project.

Mr. McKinney inquired as to whether Peregrine, Inc. proposed a total fee. Mr. Goldberg stated that all proposals were opened after the interview and Peregrine proposed an hourly rate contract.

### **UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)**

A subcommittee meeting regarding this project took place with GeoInsight on December 4, 2012 to review their report and make recommendations.

Mr. Crooker moved that the Public Building Commission authorize GeoInsight to proceed with design specs and bid assistance for summer 2013 courtyard drainage and tree removal at Cheshire High School at a cost not to exceed \$3,700. The motion was seconded by Mr. McKenney and carried unanimously.

Mr. Crooker moved that the Public Building Commission authorize GeoInsight to perform boiler room dewatering inspection at a cost not to exceed \$1,500. The motion was seconded by Mr. Nash.

#### Discussion of Motion:

Mr. Crooker stated that the sump pump in the boiler room at Cheshire High School runs almost constantly. There are two backup pumps but there is concern as to where the water is coming from and whether the pump is adequate. In response to a query from the Commission, Mr. Frank Biancur stated that the boiler room has flooded when electricity has been lost, and there was another flooding occurrence. He stated that the pump runs 11 months of the year, and only doesn't run in July when it is very dry.

The pumps are approximately 14 ft. below grade. Mr. McKenney suggested that a backup generator would solve the problem of flooding when the electricity is out. Mr. Sima noted that this is really a dewatering pump, the difference being that a dewatering pump runs almost continually to alleviate a constant water intrusion. Technically a sump pump is not designed for continuous use.

Mr. Hooker stated that it would be better to spend the funds to look into this situation rather than have something happen to the boilers as a result of the water problem. GeoInsight is handling all water issues related to Cheshire High School.

Mr. Goldberg commented that he is not in favor of spending \$1,500 for this work because he feels that the situation can be investigated by staff at a much less cost. He feels that the situation has to be caused by ground water. He suggested just pulling the chain and viewing the pump.

Mr. Masciana stated that two years ago there was a ground swell in the spring and the pumps could not keep up with the groundwater until the swell ended. He queried as to whether there is some other way to fix this situation.

After discussion the mover withdrew the motion as well as the seconder. The matter will be tabled for further review.

### **CHS SPORTS LOCKER PROJECT (Mr. Nash)**

Mr. Nash informed the Commission that the design RFQ will be advertised by the end of the week, and responses will be due back between Christmas and New Year's.

### **POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille )**

Mr. Robitaille stated that BL Companies is modifying the design to simplify installation and maintain the budget for the pool dehumidification issue. Design will be available by December 21. Mr. Purtill offered that the Commission informally requested that the Town Council reject all bids and allow the PBC to conduct value engineering on the design and then to rebid the project with the inclusion of value engineering.

Mr. Sima stated that the Town Council will likely request a timetable for this work, as it must be completed before the bubble is reinstalled in the fall. Mr. Purtill stated that he was very disappointed that documents were not available for consideration at this meeting. Mr. Rioux apologized for the delay.

Mr. Purtill expressed concern that perhaps there was an insurmountable issue with the new design. Mr. Rioux offered that the dehumidification unit will be penetrating the bubble membrane, and the best location for that must be determined.

Mr. Purtill requested that Mr. Rioux keep the PBC informed as design progresses rather than upon completion. Mr. Noewatne stated that when the design comes back in December, a meeting will take place in January to make a request to the Town Council to go out to bid.

Mr. Noewatne informed the Commission that on December 9 the HVAC unit will ship from the manufacturer. It may be possible to make delivery to the Town Garage.

**PBC ORDINANCE AND PROCEDURES (Mr. Robitaille)**

This item was discussed previously at this meeting.

**DISTRICT FLOORING REPLACEMENT (Mr. Brennan)**

This will be the third phase of the floor replacement project. Mr. Marseglia informed the Commission that plans for this phase will be ready for the subcommittee in January, which will include budget prices. This will entail the same successful format and the same firm that was used in the last two phases. This has worked out very well in the past.

**DISTRICT SIDEWALK, CHIMNEY & MASONRY REPAIRS (Mr. McKenney)**

Mr. Marseglia stated that he will have everything necessary ready for the January meeting. This project will be completed during the summer of 2013.

**EMERGENCY SHELTER GENERATORS (Mr. Goldberg)**

Mr. Goldberg stated that the first subcommittee meeting was held this week, but there is nothing to report at this time.

**NEW BUSINESS****PUBLIC WORKS GARAGE ROOF & EXTERIOR DOORS**

This project was recently assigned to the PBC by the Town Council. Mr. Hill agreed to chair this subcommittee and Mr. Goldberg will assist. Mr. Noewatne explained that previously this was an internal Public Works project. The job has been bid but after that the Town Council assigned the project to the PBC as part of the Town Charter requirement.

Mr. Noewatne presented the result of the bids for the project, which revealed that the low bidder is Off Shore Construction with a bid of \$87,700. Mr. McKenney stated that by Ordinance, the project cannot be rebid. He feels that the Town Council should have let the project stay with the Public Works Department since so much work has already been done, or realize that the PBC must now go back to square one.

Mr. Noewatne commented that this is the same situation as occurred with the Police Department roof project. Mr. Goldberg offered that the situation is what it is and the

Commission must now move on with it. Mr. Noewatne suggested rejecting the bids and rebidding the project in the spring. This was originally planned to be a November 2012 project, so prices will be out of date when the project is ready to move forward.

Mr. Nash suggested going back to the low bidder to see if there would be a cost escalation as the project will be delayed. It was noted that if this procedure is followed, each bidder will have to be asked the same question. Mr. Rioux offered that bids are only good for a certain number of days, which will likely end soon.

Mr. Purtill moved that the Public Building Commission recommend to the Town Council to reject all bids for the Partial roof Replacement PW Garage Project and rebid the project in the spring. The motion was seconded by Mr. Goldberg and carried unanimously.

The subcommittee will work with Town staff to rebid the project.

## **CHS WEST GYM ROOF**

Mr. Masciana addressed the Commission regarding the repair/replacement of the roof over the west gym at Cheshire High School. He stated that this is an emergency request because of the condition of the roof and upcoming winter weather. He detailed the background of the situation, stating that a building maintainer was investigating an HVAC unit problem when he noticed a significant roof system failure where the EPDM membrane had shifted on the West Gym roof.

Mr. Masciana presented a report which showed two pictures of the failing roof. The damage extends over 5,500 s.f. and the movement of the membrane has displaced the insulation layer on certain portions of the roof. Parts of the membrane are resting on the exposed metal bolts on the roof. It is just a matter of time before the membrane tears and the roof leaks.

The roof was installed in 1991 with a 15-year warranty. It is unknown whether the failure was the result of a failure of the adhesive due to age, or by the strong winds of Hurricane Sandy. Mr. Masciana reminded Commissioners that it was recommended that this portion of the roof be replaced during the roofing project that was completed in 2011, but there were not adequate funds to do the work at that time.

This roof was bid as an alternate to the 2011 roof replacement and the bid for that work at that time was \$184,000 from Silktown.

Mr. Masciana stated that when the failure was discovered, New England Masonry was called in to give an estimate for repair. They are a reliable vendor used by the school district and they possess the CT DAS award. Their estimate was \$60,000. Unfortunately this work would not carry a warranty and would not completely fix the roof. Fortunately, there has been no asbestos discovered in the roofing materials.

Mr. Masciana noted that he has been working with Mr. Goldberg and Mr. Purtill. Mr. Goldberg inspected the roof last week and he felt the roof had failed and should be replaced with at least a 20-year warranty roof.

Mr. Marseglia contacted four vendors to perform a walk-through of the roof. Three were able to attend: Silktown Roofing, Eagle Roof Services and New England Masonry & Roofing. Three quotes were obtained from the vendors, but they had to be revised in order to comply with requirements for State reimbursement of 40%.

Mr. Masciana informed the Commission that he has also filed an insurance claim for the roof damage, which may result in some additional funds to replace the roof. Mr. Rioux has helped compile the specs for the new roof. It will have to be mechanically adhered because of the weather.

Two of the firms who gave quotes hold DAS awards, but Silktown is just DAS certified, which does not comply with State reimbursement requirements. The quote from Eagle Roofing is \$236,000 for an EPDM roof with a 20-year warranty and \$242,000 for a white roof with a 30-year warranty. Silktown's bid is \$205,000 for the roof with a 20-year warranty and \$230,000 for a white roof with a 30-year warranty. New England Construction Co. was not able to get in touch with Mr. Rioux today to answer some questions, so their bid will be available by noon tomorrow, December 6.

In response to a query from the Commission, Mr. Rioux stated that he does not believe the quotes are out of line, since the quote from 2011 was an alternate bid, so all of the overhead was in the base bid. He did state that prices do reflect the emergency nature of the project.

Mr. McKenney stated that while he sympathizes with the emergency nature of this request, the PBC cannot act without direction and an appropriation from the Town Council. There could be a motion put forth that would be contingent upon action by the Town Council. Mr. Purtill commended Mr. Goldberg, Mr. Masciana and Mr. Rioux for their diligence in trying to resolve this matter.

Mr. Masciana noted that there is \$93,000 remaining from other roofing appropriations. Mr. Goldberg added that there is \$60,000 remaining in the Police Department roofing project which would result in \$154,000 that could be made available for this work. The remaining funds would have to be appropriated by the Town Council. Mr. Sima offered that the Town Council may take funds out of the CNR funds to cover the remaining portion. The Town Manager and the Town Council are the only ones that can mix the funds and make an appropriation for this project.

Mr. Hill inquired as to whether the PBC normally recommends a 20- or 30-year warranty. Mr. Purtill responded that this will have to be discussed.

Mr. Goldberg moved that the Public Building Commission close out the Police Department Roof Project and recommend to the Town Council that the remaining

fund balance from that project and various other roofing projects be transferred to the West Gym Roof Replacement Project. The motion was seconded by Mr. McKenney.

Discussion of Motion:

Mr. Noewatne stated that the Police Department roof is complete. The punch list has been completed and Firestone has inspected the roof and the 30-year warranty is in place. The last invoice has been paid. He recommends approval of this motion due to the emergency situation of the roof.

Vote on Motion: Carried unanimously.

Mr. Sima requested that the Commission also add in the necessary contingency to the request for funds from the Town Council. After discussion it was the consensus of the Commission that the roof specify a 30-year warranty. It was decided that the final request for the project is \$266,200, which includes a 10% contingency. Thus there will be an approximate difference of \$112,000 between what the PBC is requesting be transferred from other roofing projects and the amount necessary to complete the project.

Mr. Hill moved that the Public Building Commission authorize the subcommittee to select the lowest bidder who is DAS qualified to replace the West Gym roof at Cheshire High School, in anticipation of receiving a 40% reimbursement from the State; conditional upon Town Council appropriating funding of \$266,200. The motion was seconded by Mr. McKenney and carried unanimously.

Mr. Purtill will attend the Town Council meeting. Mr. McKenney requested that all Commissioners be copied on e-mails involving situations which arise such as the CHS roof failure. It was agreed that this is an excellent idea.

## **OLD BUSINESS**

There was no old business to come before the Commission

## **ADJOURNMENT**

Mr. Nash moved that the Public Building Commission adjourn at 8:50 p.m. The motion was seconded by Mr. Goldberg and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman  
Public Building Commission

Attest:

Susan F. Zwick