

Public Building Commission
March 6, 2013
Regular Meeting
Council Chambers Town Hall

Members Present: Mr. Joseph Barba
Mr. James Brennan (Secretary)
Mr. Art Crooker
Mr. Keith Goldberg (Vice Chairman)
Mr. Ed Hill
Mr. James McKenney
Mr. Mark Nash
Mr. John Purtill (Chairman)

Members Absent: Mr. Vincent Robitaille

User Members Present:

Others Present: Mr. George Noewatne, Town Engineer
Mr. Dan Marseglia, Department of Education
Mr. Vincent Masciana, Director of Management Services
Mr. James Sima, Town Council liaison
Mr. Tim Slocum, Town Council

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 February 6, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Barba and carried unanimously.

Mr. Nash moved that the minutes of the special meeting of the Pool Dehumidification Committee meeting of February 5, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Barba and carried unanimously.

Mr. Nash moved that the minutes of the special meeting of the CHS Field House Committee meeting of January 30, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Barba and carried unanimously.

Mr. Nash moved that the minutes of the special meeting of the PBC District Sidewalk, Chimney, Masonry Repair Committee meeting of February 21, 2013 be

approved as published, subject to correction. The motion was seconded by Mr. Barba and carried unanimously.

Mr. Nash moved that the minutes of the special meeting of the CHS Field House Committee meeting of February 25, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Barba and carried unanimously.

Mr. Nash moved that the minutes of the special meeting of the CHS Tunnel Reparation Committee meeting of January 30, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Barba 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. Purtil 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. Hill moved that the Public Building Commission approve the Consent Calendar as follows:

I. CHS WEST GYM ROOF REPLACEMENT

BL Companies, Invoice #11D1890-B-1 \$1,000.00

II. CHESHIRE COMMUNITY POOL VENTILATION

BL Companies, Invoice #123D2061-3 \$800.00

III. DISTRICTWIDE SIDEWALK, CHIMNEY, MASONRY REPAIR

Jacques Consulting, Invoice #2013012 \$2,000.00

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

REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

There was nothing to report at this meeting

SENIOR CENTER ELEVATOR (Mr. Robitaille)

In Mr. Robitaille's absence Mr. Noewatne informed the Authority that the elevator project has been placed out to bid and responses are due back on March 27. In response to a query from the Authority, Mr. Noewatne said a number of architects have expressed interest in the project.

ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)

Mr. Noewatne informed the Authority that the Performance Contracting subcommittee appointed by the Town Council met and recommended hiring ECG Engineering for this service. The contract is being reviewed by the Town Attorney and Mr. Noewatne met with the Town Attorney on February 13 to discuss the contract. There will be no movement with Ameresco until this contract is in place.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Crooker reported that this work will continue this summer and GEO Insight has prepared a design for the CHS courtyard drainage system. Mr. Noewatne stated that the bid package has gone out and responses are due back on March 27.

In response to a query from Mr. Purtill, Mr. Noewatne stated that there is also work being done to probe the humidity of the tunnels. It is proposed that humidity readings take place now while the heat is on, as well as later when the heat is off. Whether or not there will be further work necessary on this project depends on the information gleaned from the humidity studies relating to the moisture levels.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Purtill informed the Authority that the Town Council was going to refer this project to the PBC at its last meeting but they did not have a quorum. Mr. Purtill stated that the Commission has been working to recommend commencing with investigating the possibility of building a field house. Apparently this is not what the Town Council is going to recommend.

Mr. Nash stated that there are a good number of questions on the plans for the locker room renovation because of code issues which have not been resolved. No decision has been made as to whether the project will utilize a ramp or an elevator. He stated that there is a difference in interpretation of the codes regarding equal access and whether or not an elevator is required. He commented that there is no way this project can go out to bid until these issues are resolved.

Mr. Nash also stated that there is also a question as to what will be required for a ramp, in terms of whether it has to be enclosed or not. There are many issues which need to be resolved. He stated that he expected to receive a full set of drawings to review.

Mr. Goldberg entered the meeting at 7:15 p.m.

Mr. Denis Rioux, of BL Companies, project manager for the locker room project, addressed the Authority and stated that there has been a great deal of confusion regarding this project. Part of the reason for this is because in the flurry of trying to get this project done, no one was listening to his answers.

Mr. Rioux stated that the egress issues from the State have not changed. He noted that there are areas of review, not that there are no issues with egress from the locker room. The American Disabilities Act (ADA) requires that everyone needs to use the same entrance. That means there has to be a ramp. The elevator provides an even playing field for everyone.

In response to a query from Mr. Purtill, it was noted that the Town Council has ruled out the installation of an elevator, so the project will utilize a ramp, so entrance to the locker room will be from the outside. Mr. Rioux noted that this would be the same if a field house was constructed. He further stated that the plans are complete and are ADA and Code compliant. The project is ready to go out to bid.

Mr. Hill stated that he is amazed at the ADA requirement that everyone has to use the same entrance. Mr. Hill requested of Mr. Rioux a copy of the regulations. Mr. Rioux stated that he knows that it is the law and has worked on projects and ADA and code requirements for years. Mr. Rioux agreed to forward the regulations to Mr. Hill for review.

In response to a query from Mr. Masciana to Mr. Rioux as to whether the ramp has to be covered, Mr. Rioux responded that it does, although the school district could request a waiver by stating that when it snows that school is closed. He stated that the covering could be an awning, not necessarily an enclosed space.

In response to a query from Mr. Nash, Mr. Rioux stated that he would be willing to meet with the Building Official. Mr. Noewatne will coordinate a meeting with the Building Official. Mr. Rioux stated that the Town Building Official has no jurisdiction over the ADA regulations. Mr. Purtill queried whether the stairway into the locker room will have

any function. It was stated that people could get out of that doorway, but could not get in unless someone let them in.

Mr. Purtill stated that it was his understanding that the Building Official wanted to meet with State officials regarding code issues because this project is not a typical one. Mr. Rioux noted that this could be addressed as an addendum to the bid after the project goes out to bid if necessary. Mr. Nash responded that this could open the Town up to a large change order over which the PBC would have no control.

Mr. Rioux informed the PBC that right now there is no architect for this project as the contract with BL Companies has expired. Mr. Sima noted that previously Mr. Rioux stated that the project was ready to go out to bid. Mr. Rioux stated that it is ready with a few minor changes. It will now be up to the PBC to determine what to do for professional services for this project.

Mr. Nash informed the Commission that the subcommittee will meet to discuss how to handle the professional services from this point forward. This will have to be done before a meeting with the Department of Education takes place.

Mr. McKenney inquired as to what the Commission has to do to move this project along. It was noted that the project was assigned to the PBC and now the Commission must come up with a plan that works. Mr. Rioux has submitted plans to Mr. Noewatne which will be reviewed. Mr. Purtill requested that the subcommittee review the proposal and make a recommendation.

In response to a query from Mr. Sima, Mr. Rioux stated that the plans are ready in bid document format. Mr. Goldberg noted that the documents do not reflect the problem regarding the ramp. Mr. Nash stated that the ramp problem still has not been resolved. It was noted that the Fire Marshal and Building Official have not reviewed the plans. Mr. Masciana stated that the plans are for the basic renovation, and the ramp or elevator could be alternates.

Mr. Hill inquired as to whether it is the responsibility of the PBC to decide what the design should look like and then make a recommendation to the Town Council. Mr. Purtill responded that is what occurred during the design phase. Mr. Hill commented that the users should have a say in what the design looks like.

Mr. Nash stated that he has not reviewed the plans yet, as they are still with Mr. Noewatne. Mr. Hill concurred and stated that the full Commission needs to review the plans. He feels the Commission is being asked to skip that step. He noted the importance of not rushing into this project because if the BOE or the Fire Marshal change their mind and the PBC hires someone they can charge us whatever they want if it is an alternate. The Commission needs to do more review.

Mr. Purtill inquired of Mr. Masciana as to whether getting the locker room started immediately is critical, as there are issues that need to be resolved before the project can

proceed. Mr. Masciana stated that he thought the project was going to be done in two phases—first the lockers which could be done this summer and then the code violations next summer. Mr. Rioux stated that the lockers have to be done before the ramp.

In response to a query from Mr. McKenney, Mr. Rioux stated that the lead time for the lockers is 8-10 weeks. He noted that the Commission is past the point of no return for this project happening this summer. He also stated that the Commission is free to look for another architect. Mr. McKenney inquired as to whether one phase of the project could be done over winter recess, to which Mr. Rioux responded negatively. Mr. Rioux informed the Commission that there is also an issue of asbestos abatement which must be addressed.

Mr. Sima commented that last March the Commission received copies of 29-pages of construction documents. He noted that this is the exact same timeframe this year and he is concerned as to why the project cannot move along. Mr. Masciana commented that an architect has to be hired and other issues have to be resolved.

Mr. Goldberg inquired as to what the impact of the ramp is to the locker room. Mr. Rioux stated that there would be no impact if the locker room stays in its original location. Mr. Nash stated that he would like to have a subcommittee meeting next week to discuss this project. The project will be reviewed and discussed and a plan will be recommended. Mr. Noewatne will be in attendance.

Mr. McKenney moved that the subcommittee hold a meeting to discuss the CHS Locker Room Project and make a recommendation to the full Commission. The motion was seconded by Mr. Nash and carried unanimously.

Mr. Purtill commented that the Authority needs to authorize the selection of an architect to the subcommittee and make a recommendation. Mr. Nash requested a full set of drawings from Mr. Noewatne.

Mr. Slocum informed the Commission that the Town Council wants the Commission to follow proper protocols and follow its own timelines. There will be no pressure from the Town Council.

POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille)

In response to a query from the Commission, Mr. Slocum advised that the situation with the pool bubble is now in the hands of the insurance company, and no decisions have been made at this time. He commented that he would have trouble supporting another bubble if it did not have a better support structure than the last one.

Mr. Noewatne noted that the bid for the dehumidification system is only good for 90 days. Mr. Slocum stated that the Town Council tabled approval of that bid. Mr. Goldberg stated that the best option would be to reject all bids. There is also the possibility of just letting the bid lapse. Mr. Rioux reminded the Commission that the

dehumidification system will only work if the current bubble gets fixed. If a new bubble is designed it will need a different humidification system. Mr. Noewatne commented that the Town owns the HVAC equipment, which is currently housed at the Town garage.

Mr. Slocum stated that since the equipment cannot be returned, the cost could be included in the insurance claim. Mr. Goldberg opined that out of respect for the contractor he should be informed that the Town will not be doing the work at this time. Mr. Noewatne will send a letter out to all of the bidders informing them of the situation with the bubble.

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Mr. Brennan informed the Commission that the subcommittee met and in order to perform all of the work necessary regarding flooring replacement it will cost \$614,000. There is currently \$300,000 in the budget and staff has prioritized work to perform \$299,000 of the work this summer. The same design professional will be used as was used in previous flooring projects.

Mr. Brennan moved that the Public Building Commission recommend to the town Council to endorse the plan developed by the Cheshire Public Schools staff and recommend that the work be awarded to AAIS and Spectrum Floors using DAS contract unit costs. The motion was seconded by Mr. Nash.

Discussion of Motion:

Mr. Masciana stated that there is another \$300,000 in the Capital Budget for more flooring work to be done next year. It is anticipated that it will cost an additional \$450,000 to complete the project, as asbestos abatement has been more than expected.

Vote on Motion: Carried unanimously.

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

Mr. McKenney and Mr. Hill met with school officials regarding this project. The specs for this project have been reviewed and e-mailed to all Commissioners.

Mr. McKenney moved that the Public Building Commission recommend to the Town Council to approve the specs and design and the priority list for the above project. The motion was seconded by Mr. Nash.

Discussion of Motion:

Mr. McKenney informed the Commission that work will only encompass as much as there are funds provided. Safety issues will be addressed first. Mr. Goldberg commented that there was not ample time for Commissioners to review the plans. Mr. McKenney

commented to Mr. Noewatne that out of respect for all Commissioners that plans and documents should be in the hands of Commissioners the Friday before a PBC meeting. Mr. Noewatne will do his best to honor this request.

Vote on Motion: Carried unanimously.

EMERGENCY SHELTER GENERATORS (Mr. Goldberg)

Mr. Goldberg informed the Commission that he and Mr. Crooker just received the draft of the specs and an RFP for the purchase and installation of the emergency generator and it will be reviewed.

PUBLIC WORKS GARAGE ROOF & EXTERIOR DOORS

Mr. Noewatne informed the Commission that there was a delay in getting the bid out for this project, but it is out and due back on March 27.

PBC ORDINANCE AND PROCEDURES (Mr. Robitaille)

Mr. Goldberg addressed the Commission and stated that he has been working on the Ordinance and Procedures. He distributed a copy of the PBC Operating Guidelines, which includes the PBC Charter, PBC Rules and Regulations, legal notices and other applicable documents. Mr. Goldberg has received suggestions from the Town Attorney and Mr. Noewatne.

Mr. Goldberg requested that all members review the documents and make any suggestions or changes in wording that they feel are necessary. Comments may be e-mailed to Mr. Goldberg. Mr. Purtill suggested that a workshop be scheduled to discuss the documents. In response to a query from Mr. McKenney, Mr. Goldberg stated that the comments from the Town Attorney and Mr. Noewatne have not been incorporated into the documents at this time.

NEW BUSINESS

After discussion it was the consensus of the Commission and Mr. Noewatne that he will make a good faith effort to get the PBC meeting packet out to Commissioners one week prior to the meeting date.

Mr. Noewatne stated that there is an invoice from Silktown Roofing which was presented to him after the Consent Calendar was sent out. He said that the company did an excellent job on the emergency roof replacement at the high school and he requested that the PBC consider approving the invoice.

Mr. Goldberg moved that the Public Building Commission approve Application #2 of Silktown Roofing in the amount of \$43,700 for work relating to the

replacement of a portion of the roof at Cheshire High School. The motion was seconded by Mr. Crooker and carried unanimously.

OLD BUSINESS

There was no old business to come before the Commission.

ADJOURNMENT

Mr. Barba moved that the Public Building Commission adjourn. The motion was seconded by Mr. Goldberg and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission

Attest:

Susan F. Zwick