

Public Building Commission
April 3, 2013
Regular Meeting
Room 202 Town Hall

Members Present: Mr. Joseph Barba
Mr. James Brennan (Secretary)
Mr. Art Crooker
Mr. Ed Hill
Mr. James McKenney
Mr. Mark Nash
Mr. Vincent Robitaille

Members Absent: Mr. Keith Goldberg
Mr. John Purtill (Chairman)

User Members Present:

Others Present: Mr. George Noewatne, Operations Manager, Public Works
Mr. Dan Marseglia, Department of Education

Mr. Brennan called the meeting to order at 7:00 p.m in the absence of the Chairman. Roll was called and a quorum determined. The assembled group recited the Pledge of Allegiance. Mr. Brennan 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. McKenney moved that the minutes of the regular monthly meeting of March 6, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Barba and carried unanimously.

Mr. Hill moved that the minutes of the special meeting of the Districtwide Floor Replacement Committee of March 6, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously.

Mr. Hill moved that the minutes of the special meeting of the CHS Locker Room Committee of March 11, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously.

Mr. McKenney moved that the minutes of the special meeting of the CHS Locker Room Committee of March 18, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Barba and carried unanimously.

PUBLIC ADDRESS

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

GENERAL CORRESPONDENCE

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

I. DPW GARAGE ROOF

BL Companies, Inv. #09D1457-B-8	\$172.50
---------------------------------	----------

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 were no Town Attorney legal issues to come before the Commission.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Mr. Noewatne reported that three responses to the RFP for the elevator project were received. Mr. Robitaille and Mr. Barba will meet this month and make a recommendation regarding the firm to be selected.

ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)

Mr. Noewatne reported that a recommendation has been made to hire ECG Engineering for this service. The Town Attorney has reviewed the contract and the Town Council Performance Contracting Committee will meet and forward a recommendation to the Town Council.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Crooker informed the Commission that the CHS courtyard work bids were received and the subcommittee met last night and is recommending the firm of Blake Contracting, LLC to do the drainage work inside the courtyard, as well as the removal of all but two trees, as detailed in the design by GEO Insight. Since the bids contained a price for removal of all of the trees, the two remaining trees will be trimmed in place of their removal. It is anticipated that the work will begin the first week in July 2013.

Mr. Crooker moved that the Public Building Commission recommends that the Town Council award the CHS Senior Courtyard Drainage bid to Blake Contracting, LLC for Items 1 & 2 totaling \$52,225. The motion was seconded by Mr. Barba and carried unanimously.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Nash informed the Commission that the subcommittee met on March 18 and toured the entire sports facilities including the locker rooms, gymnasiums, offices, etc. The subcommittee met after the tour and was in agreement that the facilities are in disarray and does not feel that the current money available should be invested in trying to patch this facility. The project would result in a net gain of one locker and would not solve many of the existing problems.

Mr. Nash is recommending further analysis and investigation before any more money is poured into the current facilities. The subcommittee is also in opposition to the handicap ramp being outside as it would traverse a high traffic area. Mr. Nash offered that the plan as currently designed is a poorly thought out plan. He recommends reconsidering a sports complex idea.

Mr. Hill concurred and stated that if you look at the location of the locker room it doesn't make sense to use \$500,000 for basically a four locker increase. He opined that there has to be a better way to spend the money.

Mr. Hill moved that the committee doesn't recommend a \$550,000 investment in the existing locker room as prudent use of funds without understanding the context of the use of the overall sports locker space and associated school activities space. This recommendation is made for the following reasons:

1. There won't be a significant increase in facility size and functionality.
2. The location of the exterior entrance to the locker room is unsafe and the handicap ramp exacerbates this condition.
3. Possible Title IX issues.

The motion was seconded by Mr. Nash.

Discussion of Motion:

Mr. McKenney inquired that since he has only been on the Commission for a few months he would like an explanation of how this project came to this point. Mr. Nash responded that the project was initially a Board of Education project, and a design was prepared at that time by BL Companies. In 2011 the project was assigned to the PBC from the Town Council and the project stopped for a period of time.

It was restarted by the PBC at the direction of the Town Council and the committee realized that the facility was totally inadequate. At that time the concept of the field house was initiated, and the PBC was charged by the Town Council with investigating what the best solution to the inadequate facilities would be. Users of the sports facilities were consulted also. The PBC is concerned with issues of the handicap access, the inadequate facilities as well as possible Title IX issues.

After weeks of work it was the recommendation of the PBC that an architect be hired to do a preliminary design and cost estimate of a separate field house. That recommendation was voted down by the Town Council and the PBC has now been directed to move back to the original design plan.

Mr. Nash stated that he feels that a space analysis needs to be done, especially since the plan in place only provides for the increase of one locker. The consensus of the Commission is that the sports facilities are totally inadequate and the situation will not be remedied with a \$550,000 renovation.

The motion carried unanimously.

Mr. McKenney inquired as to what the next step will be. He noted the importance of informing the Town Council of the PBC's concerns. Since they make the decisions, they will have to give the Commission direction. Mr. Noewatne will discuss this with the Town Manager.

In response to a query from Mr. McKenney, Mr. Rioux stated that he basically agrees that the facility is inadequate. His firm designed the project as directed by the Board of Education. The project was to renovate the locker room space for the purpose of taking care of basic sanitary issues and to make it vandal proof. The project did not include the

addition of lockers—only the replacement of the lockers. He was directed not to spend more than \$500,000 and to make the facility handicap accessible.

At that time the Fire Marshal and the Building Inspector were in agreement with the design of BL Companies. He assured the Commission that his firm accomplished the goals that they were given. Mr. Rioux stated that he takes exception to what has been said that the design doesn't work. It does work in terms of what his firm was asked to do. He noted that perhaps it doesn't meet the goals of the PBC, but those were not the parameters Mr. Rioux was working with at the time of design.

Mr. Rioux stated that he has no problem with the PBC going in a different direction for the greater good of the school system. Mr. Nash commented that semantically Mr. Rioux is correct, in that the design was a response to the direction of the Board of Education at that time. The design does work, but the Commission does not agree with proceeding in that direction.

Mr. Hill took exception at Mr. Rioux's defense of his design, in that Mr. Rioux does not have the standing at this meeting to do so. Mr. Hill commented that Mr. Rioux's comments appear to be of a threatening nature and he resents that.

Mr. McKenney stated that staff will discuss this matter with the Town Council and seek direction from them.

POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille)

Mr. Noewatne stated that there is nothing going on with this project at the present time. The bids received on February 5 for the dehumidification system will expire on April 30. Mr. Rioux suggested that the contractor be notified of the bubble collapse so his bond can be released. Mr. Noewatne will address that.

PBC ORDINANCE AND PROCEDURES (Mr. Robitaille)

It was the consensus of the Commission that the proposed revisions to the PBC Ordinance and Procedures be tabled for discussion at the next meeting. In response to a query from Mr. Hill, it was noted that the changes do reflect the terms of the current members.

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Mr. Noewatne informed the Commission that the Town Council has approved the three contractors recommended by the PBC at their March 12, 2013 meeting. Mr. Marseglia commented that the project is ready to go and will commence on June 27.

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

Mr. McKenney stated that bids for the sidewalk and chimney projects were opened on April 1 and the low bidder is Detour Construction for a unit price of \$5.69 per sq. ft. for the sidewalk work and G. L. Capasso for the chimney repair work. Mr. McKenney stated that it is advantageous to utilize the per sq. ft. price for the sidewalk because it may be possible to do more work than was originally planned.

Mr. McKenney moved that the Public Building Commission recommend that the Town Council award the CHS & Dodd Chimney Repair bid to G. L. Capasso, Inc., in the amount of \$76,350. The motion was seconded by Mr. Nash and carried unanimously.

Mr. McKenney moved that the Public Building Commission recommends that the Town Council award the CHS & Doolittle Sidewalk Replacement Bid to Detour Construction for the unit price of \$5.69 per square foot. The motion was seconded by Mr. Nash and carried unanimously.

EMERGENCY SHELTER GENERATORS (Mr. Goldberg)

Mr. Noewatne stated that technical specifications for the bid package are being put together at this time.

PUBLIC WORKS GARAGE ROOF & EXTERIOR DOORS

Mr. Noewatne informed the Commission that bids were received for the Public Works Project and BL Companies has reviewed the bids and recommends the low bid of Young Developers, LLC for the base bid and Alternate #1 totaling \$99,250.

In response to a query from Mr. Hill, Mr. Rioux stated that his firm has checked the references of the selected firm and they are favorable. Mr. Hill stated that he would recommend the low bidder based on Mr. Rioux's statement that references have been checked and found to be favorable.

Mr. Hill moved that the Public Building Commission recommends that the Town Council award the Public Works Garage Replacement bid to Young Developers, LLC for the base bid and Alternate #1 totaling \$99,250. The motion was seconded by Mr. Nash and carried unanimously.

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

Respectfully submitted,

Mr. James Brennan, Secretary
Public Building Commission

Attest:

Susan F. Zwick