

Public Building Commission
May 1, 2013
Regular Meeting
Council Chambers Town Hall

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

Members Absent: Mr. James Brennan (Secretary)
Mr. Vincent Robitaille

User Members Present: There were no user members present.

Others Present: Mr. George Noewatne, Director of Public Works and Engineering

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 special meeting of the Tunnel Reparation Committee of April 2, 2013 be approved as published, subject to correction. The motion was seconded by Mr. McKenney and carried unanimously.

Mr. Hill moved that the minutes of the special meeting of the Public Works Garage Roof Committee of April 3, 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 Senior Center Elevator Committee of April 8, 2013 be approved as published, subject to correction. The motion was seconded by Mr. McKenney and carried unanimously.

Mr. Nash moved that the minutes of the special meeting of the Tunnel Reparation Committee of April 10, 2013 be approved as published, subject to correction. The motion was seconded by Mr. McKenney and carried unanimously.

Mr. McKenney moved that the minutes of the regular monthly meeting of April 3, 2013 be approved as published, subject to correction. The motion was seconded by Mr. Nash and carried unanimously.

Mr. Purtill requested that from now on committees be referred to as committees rather than subcommittees.

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

I. CHS UTILITY TUNNEL PROJECT

GeoInsight, Invoice # 39524	\$9,923.48
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II. CHS WEST GYM ROOF REPLACEMENT

Silktown Co., Application #3	\$10,950.00
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III. DPW GARAGE ROOF

BL Companies, Invoice #09D1457-B-9	\$1,375.31
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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

Commissioners discussed the PBC Rules and Regulations document changes which were created by Mr. Goldberg. Also discussed are changes to the PBC Ordinance. Mr. Purtill stated that he would like to have both documents finalized in a timely manner.

SENIOR CENTER ELEVATOR (Mr. Robitaille)

Mr. Noewatne reported on the Senior Center Elevator project in the absence of Mr. Robitaille and Mr. Brennan. The Committee met and reviewed the RFP's from three firms for design of the elevator. Based on qualifications and experience, the committee selected Salamone & Associates to do the design work. Mr. Noewatne commented that Salamone & Associates has a great deal of elevator work experience.

Mr. Hill moved to recommend to the Town Council that the firm of Salamone & Associates be approved to do design work for the Senior Center Elevator project, based on the firm's experience and qualifications, for a lump sum amount of \$17,000. The motion was seconded by Mr. Purtill and carried unanimously.

ENERGY PERFORMANCE CONTRACTING (Mr. Goldberg)

Mr. Goldberg informed the Commission that a meeting of the committee will be held on May 6. The Town Council's Performance Contracting Committee will meet to approve the contract of ECG Engineering as the Owner's Representative.

UTILITY TUNNEL IMPROVEMENTS AT CHS (Mr. Crooker)

Mr. Nash reported that Blake Contracting Co. has been awarded the contract for this project and work will begin on June 27. The project consists of work relating to curtain drains and other drainage work, as well as the removal of trees from the courtyard at CHS.

In response to a query from Mr. McKenney it was noted that workers for this project will not be entering from the front of the building, so there will be no conflict with the work that will be done on the sidewalks in the front of the high school during the summer.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

Mr. Nash informed the Commission that the Town Council is requesting that the Commission move forward with a study to determine the options available and find the best solution to deal with the needs of the locker room facility. The PBC recommended that the Town Council not invest money in the last option, which was just renovation of the existing locker room and a handicap ramp.

Mr. Nash commented that the committee would like to conduct a space assessment of the existing facilities and engage an architect to study the issue and to make a recommendation as to what would be the best way to utilize the existing facility. The study will also include looking at the possibility of adding to the existing space. Mr. Nash noted that the concept of the Field House was not approved by the Town Council.

Mr. Purtill commented that the committee will investigate various ways to fulfill the needs of the school. He noted that funds are available from the Town Council for the study.

Mr. McKenney inquired as to what action the Town Council took regarding the recommendation of the PBC not to move forward with the previous renovation plan. Mr. McKenney stated that the Commission needs a formal directive from the Town Council before proceeding with the recommendations of the committee and before expending any funds.

It was noted that a conversation took place with Mr. Slocum and he was told by Mr. Nash and Mr. Hill about the PBC's recommendation. Mr. Slocum told them that the money would be available to conduct the study. Mr. McKenney commented that Mr. Slocum cannot speak for the entire Town Council and he feels that the PBC needs direction from the Town Council in order to proceed. The PBC is not empowered to expend funds without approval from the Town Council.

Mr. Hill moved that the Public Building Commission advise the Town Council that the Commission intends to proceed with a study of alternatives for the CHS Locker Room project and to utilize funds available for this project for the study, as appropriate. The motion was seconded by Mr. Nash and carried unanimously.

POOL DEHUMIDIFICATION PROJECT (Mr. Robitaille)

Mr. Noewatne informed the Commission that he contacted the low bidder for the pool dehumidification work and he has agreed to hold his price for 90 days.

Mr. Purtill announced that last night the Town Council appointed a committee of approximately 15 people to look into a solution to resolve the pool issue. Mr. Purtill and Mr. Kevin Wetmore will co-chair the committee. Mr. Goldberg and Mr. Nash are also members of the committee. The committee will meet tomorrow night to begin work. Mr. Purtill invited any members of the Commission to come to any of the meetings.

Mr. Purtill stated that there will be approximately ten alternatives that will be investigated. The committee will do life cycle analysis and pros and cons of each alternative. Mr. Purtill opined that residents seem to be against a summer only pool.

PBC ORDINANCE AND PROCEDURES (Mr. Robitaille)

Mr. McKenney reminded members that at the last meeting there was a correction made to one of the documents which stated that new members are appointed by the PBC. That should read that they are appointed by the Town Council. Mr. Goldberg responded that the change was made. Mr. Goldberg agreed to forward an electronic copy of the Rules and Regulations to Mr. Noewatne for distribution to PBC members.

Mr. Goldberg requested that members review the document and come back with any suggestions for changes. The committee will then meet to finalize the documents by the summer.

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Mr. Noewatne informed the Commission that all contracts for the flooring replacement work are in place and a pre-construction meeting will take place shortly.

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

Mr. McKenney stated that the contract with G. L. Copasso for the chimney work has been approved by the Town Council. Mr. McKenney will set up a pre-construction meeting to discuss the project. He would like to include the principals of the schools involved, specifically to put procedures in place in case something goes wrong with the project.

Mr. McKenney noted that he will make it clear that if the contractor does any work that is not authorized that it will be at the contractor's expense. The project will be limited to the parameters in the bid documents and the scope of services.

EMERGENCY SHELTER GENERATORS (Mr. Goldberg)

Mr. Goldberg informed the Commission that he has not seen the technical specs for the emergency generators. Mr. Noewatne commented that it will most likely be necessary to retain the services of a design professional. A committee meeting will be setup shortly.

PUBLIC WORKS GARAGE ROOF & EXTERIOR DOORS

Mr. Hill reported that a pre-construction meeting was held yesterday. The project will start on May 8 and will consist of 10-15 days of work.

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 7:50 p.m. The motion was seconded by Mr. McKenney and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission

Attest:

Susan F. Zwick