

PUBLIC BUILDING COMMISSION – Meeting Minutes
Wednesday, April 2, 2014
7:00 P.M. – Council Chambers

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

Not present: Mr. Jim Brennan
Mr. Vin Robitaille

Additional present: Mr. Denis Rioux, BL Companies
Mr. George Noewatne, Public Works
Mr. Dan Marseglia, Cheshire Public Schools

PLEDGE OF ALLEGIANCE

The Chair called the meeting to order at 7:02pm. Roll was called and a quorum determined. The assembled group recited the Pledge of Allegiance.

PUBLIC ADDRESS

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

GENERAL CORRESPONDENCE

None.

MONTHLY FINANCIAL STATUS REPORT

Commissioners received copies of the monthly financial status report in their packets. The report lists all the open projects.

CONSENT CALENDAR

Moved by Mr. Brennan to approve consent calendar. Motion seconded by Mr. Barba and carried unanimously.

One addition to the Consent Calendar. Mr. Noewatne stated there was a last minute requisition for an overhead door at the Town Public Works Garage. There was a door opener on an old garage that failed suddenly. We are requesting that the Commission look favorably on it and add it as part of the Public Works Overhead Door project.

Moved by Mr. Hill that we approve this request within the budget and within the purpose. Motion seconded by Mr. Goldberg and carried unanimously.

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtill reported that there is nothing to report regarding the proposed change to the PBC Ordinance. Mr. Purtill emphasized that it is important to have this change made to make Commission business go faster.

SENIOR CENTER ELEVATOR (*Mr. Robataille*)

Mr. Noewatne reported the elevator project is on schedule and the replacement is scheduled to begin at the end of this month. The elevator should be out of service for a month.

ENERGY PERFORMANCE CONTRACTING (*Mr. Goldberg*)

Mr. Noewatne reported the Town Council has authorized the project and approved final contract execution. The Town is pursuing financing through a private lending organizations. The Town Manager and Finance Director should have some recommendations to the Council by mid-April.

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

The project has been going along well. Geolnsight is monitoring the humidity levels in the tunnels. We are expecting a report on the monitoring this week. The monitoring has been conducted for about a year. We will evaluate the situation after we receive the report.

CHS SPORTS LOCKER PROJECT (*Mr. Nash*)

Mr. Nash stated the members have all received the preliminary revised drawings from BL Companies. Pursuant to our committee meeting, we removed the covered the elevator from the scope of the project. Dennis has added the handicapped accessible ramps and the extra staircase for entry. We need an update on Mr. Rioux on his meeting with the Building Inspector and the Fire Marshall regarding the questions that were raised and hopefully will have the issues resolved.

Mr. Rioux reported that the Fire Marshall is fine with the project. He also met with the Building Inspector, who does not any problems with the way the project was presented. The only changes to the project were the shift of the ramp from one door to the other and adding the roof over the ramp and outside stairs. With the exception of waiting for the asbestos report, we are ready to go.

Mr. Nash asked, based on a previous discussion, about exterior access. Mr. Rioux said they are basically painting the asphalt so there is a defined pathway. Mr. Purtill asked if we are in a position to approve this for bidding yet. Mr. Rioux said they are still fine tuning parts of the project as soon as they receive the information. Mr. Nash commented that they are waiting for the asbestos survey results from ChemScope. In response to a question about the timeline, Mr. Nash stated the school may rent portable lockers for the remainder of the season. The estimated cost is about \$5000 per month; this cost is part of the project. Mr. Rioux stated the asbestos removal will occur during the summer. In response to Mr. Nash's question, Mr. Rioux replied he thought the inspection for the asbestos has already occurred but he has not received the final

report. He will check on that report. Mr. Purtill asked a question about where the gas lines are located in regard to the newly located ramp. Mr. Rious explained the ramp will be located where the two existing doors are. Mr. Brennan asked if one trailer will be enough for the lockers. Mr. Marseglia will defer to Athletic Director Steve Trifone regarding the details of his needs.

POOL COMMITTEE (Mr. Goldberg)

The Pool Committee has obtained approval from Town Council to hire the Project Manager, who started last Friday. They also have officially issued a letter to proceed to Signature Structures. They are in the design phase. They also received a motion from Town Council that the PBC has the authority to procure the remaining contractors for this project. They met last night, after all approvals were received, with the project manager, who detailed his direction of the next steps that need to be taken. We also transferred authority to him regarding all communications – please send all correspondence through him, while copying Mr. Goldberg and Mr. Noewatne. The committee also agreed that starting next month (the May meeting), Mr. Goldberg will ask that the sub-committee attend this monthly meeting to hear an update from the project manager.

District Flooring Replacement (Mr. Brennan)

The project is on schedule to begin at the end of June when school lets out.

District Sidewalk, Chimney & Masonry Repairs (Mr. McKenney)

We are awaiting action from the Town Council. Once they accept the low bidder, they will start meeting with the contractors involved.

Emergency Shelter Generators (Mr. Goldberg)

Project is on hold.

Public Works Garage Roof & Exterior Doors (Mr. Hill)

The project will be complete subject to final billing by the contractor. Mr. Noewatne believes the final opener will be installed this month.

Pool Building Roof Repairs (Mr. Goldberg)

This project will be a part of the pool construction work. Both projects will be done together. They have already hired the consultant who will be working on the design for the roof. The work is planned during the same time period, which will be in September.

Planning – Cafeteria (Mr. Nash – Liaison)

We held a meeting on March 26th to see the first preliminary design for the cafeteria renovations from Fletcher Thompson. The first half of the meeting was with cafeteria staff to get their input about the design and the layout. The second half of the meeting was with staff, the Board of Education, Mr. Nash, and some of the high school staff. One item raised was the actual space of the cafeteria in terms of the enrollment numbers at the high school and the number of students coming into the cafeteria at once. The cafeteria is also used for other activities, including wrestling, cheerleading,

etc. They asked Fletcher Thompson to look at expanding the cafeteria space right outside the kitchen area to accommodate the entire population that enters. The Commons (across the hall) could be looked at for other uses (including storage, etc.). The project is currently in the design phase.

CHS Roof Replacement (Mr. Robitaille)

Mr. Noewatne reported the project is out to bid. Bids are due on April 17 at 2:00 P.M. at the Town Hall. At that point, they will be opened and the low bidder identified and brought to the PBC for final recommendation. A late June project start is predicted.

CHS Bathrooms and Concessions (Mr. Nash)

The Town Council approved the contract for \$42,000. We are waiting for the Town to finalize the contract and send it out to Michael Stein for signature. We are in a holding pattern until the contract is issued and signed, and then discussion will start. In answer Mr. Purill – when will they start on a need analysis. As soon as the contract is signed, they will schedule a sub-committee meeting with the consultants to start addressing the definition and direction of the project.

NEW BUSINESS

Discussion of PBC Regulations and Guidelines

Mr. Brennan asked that the commission wait until the next meeting to discuss this topic matter.

Discussion of mailing hard copy of agenda vs. receiving it through email

Mr. Noewatne asked the members if they prefer to receive the agenda or other materials via hard copy or via email.

NEW BUSINESS

Motion by Mr. Nash to adjourn. Motion seconded by Mr. Crooker and carried unanimously.

Meeting adjourned at 7:24 P.M.

Respectfully submitted,



Kathy Kirby
Recording Clerk