

PUBLIC BUILDING COMMISSION – Meeting Minutes
Wednesday, June 4, 2014
7:00 P.M. – Council Chambers

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

Not present: Mr. Jim Brennan
Mr. Keith Goldberg
Mr. Jim McKenney
Mr. Vin Robitaille

Additional present: Mr. Denis Rioux, BL Companies
Mr. George Noewatne, Public Works
Mr. Dan Marseglia, Cheshire Public Schools
Mr. Vincent Masciana, Cheshire Public Schools
Mr. Gerald Brittingham, Cheshire Board of Education

PLEDGE OF ALLEGIANCE

The Chair called the meeting to order at 7:00pm. 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.

Mr. Hill asked the status of the Public Works Garage project. Mr. Noewatne responded the project is completed and that account should be closed. He will prepare a resolution for a future meeting to close this account.

CONSENT CALENDAR

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

TOWN ATTORNEY LEGAL ISSUES

Mr. Purtil reported that there is nothing to report regarding the proposed change to the PBC Ordinance. In response to questions, Mr. Purtil confirmed that the Public Building Commission is an agency created by the Town Charter. The Ordinance is the Commission's operating authority, establishing the Commission as a permanent body. The current Ordinance needs to be amended - the Town Council requested that the Ordinance be streamlined, to take out unnecessary steps to create a project and finish the job. A meeting with members from the Town Council, Public Building Commission, Town staff and Town law firm was convened to recommend steps to streamline this process, but further action was not taken. Mr. Purtil then consulted with the Town Attorney and drafted a revised Ordinance with streamlined steps, which he distributed to the PBC members and received their feedback. The document went back to the Town Attorney for review. Mr. Purtil is pushing to move the proposed Ordinance revisions forward.

SENIOR CENTER ELEVATOR (*Mr. Robataille*)

Mr. Noewatne reported the elevator replacement project began on April 30, 2014. The new date for completion is June 16, 2014. There have been a few small delays. The project is still under budget.

ENERGY PERFORMANCE CONTRACTING (*Mr. Goldberg*)

Mr. Noewatne reported the contract has been executed and work will commence in June.

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

Mr. Crooker reported the major digging, etc. is completed. They met with Geolnsight, who has been monitoring the humidity levels in the tunnel for about a year. Geolnsight reported that the humidity gets a little higher in the summer when the heating system is off. During the winter, the tunnels are dry. There have been no problems with mold growth. The tunnels are basically free. There are extra pumps in the tunnels. Because of the health issues that had occurred, the committee recommends doing a yearly inspection on the tunnels. Geolnsight made a proposal of \$3700 for annual tunnel inspection and \$2000 for quarterly monitoring of the humidity levels, for a total annual cost of \$5700. There is \$78,324.93 left in the budget for this project.

Mr. Purtil stated that from the PBC standpoint, this project is done and should be closed out. He asked if the PBC could set aside a reserve to cover the monitoring costs and close out the project. Mr. Masciana thought the PBC should close out the project and any remaining funds in the appropriation could stay there, in case they are needed in the future for repairs. Mr. Crooker also felt this is basically a closed project, but that quarterly monitoring and annual inspections should continue. He concurs with Geilnsight's recommendation to continue those quarterly and annual inspections.

Motion by Mr. Crooker to do an annual tunnel inspection and quarterly monitoring for the next year at a cost of \$5700. Motion seconded by Mr. Nash.

Discussion: Mr. Hill stated we can justify one or two years of inspections as post construction monitoring to make sure that everything is working the way it is intended to. Mr. Nash reiterated this was a serious problem and should be monitored as on-going maintenance. Mr. Crooker agrees that the quarterly monitoring and annual inspections should be on-going. Mr. Brittingham stated the Board of Education (BOE) can handle the quarterly monitoring and have formal annual inspections performed as part of their due diligence making sure everything is fine.

The motion carried unanimously.

Mr. Noewatne asked if the PBC wanted to turn the fund balance over to the Board of Education for control. The members felt the project should remain under the PBC control.

CHS ROOF PROJECT (Mr. Robitaille)

Mr. Denis Rioux of BL Companies is the general project manager. The Town Council awarded the contract to Imperial Company at their meeting on May 13, 2014. A preconstruction meeting was held on May 28, 2014. The work is to commence in late June. The project should take about 2-3 weeks to complete.

Mr. Rioux left the meeting at 7:17 p.m.

CHS SPORTS LOCKER PROJECT (Mr. Nash)

The Town Council tabled the bid recommendation at their May meeting. The project is now on hold.

POOL COMMITTEE (Mr. Goldberg)

Mr. Crooker reported they are still negotiating this project. At the next meeting, he will have more information.

DISTRICT FLOORING REPLACEMENT (Mr. Brennan)

Work is to commence in late June school lets out.

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

Work is to commence in late June when school gets out.

EMERGENCY Shelter Generators (Mr. Goldberg)

Project is on hold.

POOL BUILDING ROOF REPAIRS (Mr. Goldberg)

Mr. Noewatne reported this roof of the permanent building which had some water intrusion problems and condensation problems. After discussion, the PBC members recommended tabling this topic until next month.

PLANNING – CAFETERIA (Mr. Nash – Liaison)

Mr. Nash stated this is a Board of Education project; he is the PBC liaison. Held a meeting on Tuesday. Fletcher Thompson provided 3 proposals, which are detailed in your handout. The proposals range from \$3 million - \$5 million.

Mr. Nash and Mr. Purtill attended the kickoff meeting together. This project needs to be coordinated with the other school projects, as they did when Mr. Purtill was involved in the initial high school expansion project. Mr. Purtill asked if there was a sense of when the project would have to be done. Mr. Brittingham replied this is major project that would take over a year if it proceeded. Mr. Nash reviewed the current cafeteria situation. Currently CHS uses both the Cafeteria and the Commons for lunch. Students have 30 minutes to eat lunch. On Tuesday they did a quick study to time how long it took a few students to get their lunches; it took 6-12 minutes for the students to get their lunches. The cafeteria layout is inefficient; the kitchen equipment is 50 year old. The equipment is inefficient and wastes energy. There is only one bathroom for the kitchen staff. The kitchen office is in the utility closet. The kitchen staff does an unbelievable job with the current facility. The original cafeteria was designed for 300 students. Currently there are three lunch waves at CHS, with each lunch wave having approximately 450-500 students having lunch. The overflow of students goes into the Commons area. The CHS cafeteria is not just used for eating. In the winter, the wrestling mats are stored in the cafeteria. Cheerleaders, wrestling and other sports teams hold practice there. Other events, such as the train show, are held in the cafeteria.

CHS Bathrooms and Concessions (Mr. Nash)

Mr. Nash reported a committee meeting was held on May 12, 2014. Users attending the meeting and shared their input. Mr. Michael Stein of Stein-Troost Associates presented four proposals. Mr. Nash briefly reviewed the four plans (Schemes A-D), ranging in cost from \$306,400 - \$566,580. In order to meet basic needs and code, with a nice design, the committee felt Scheme D (\$566,580) makes the most sense. Mr. Purcill commented on their committee report from May 12th meeting, which had two motions, including a declaration that the budget that was available was insufficient to meet even the reconstruction costs of the existing facility. Mr. Nash commented that even though Scheme A (\$306,400) meets the allocated funds, it does not meet any of the requirements for the facility. The committee feels this scheme should not be considered.

Motion by Mr. Hill that the Public Building Commission endorse the resolutions made by the Cheshire High School Bathrooms and Concessions Committee and send those resolutions to the Town Council. Motion seconded by Mr. Nash.

Mr. Purtill said he understands that these resolutions are simple declarations of fact. We are not taking any action on these proposals; we evaluated these proposals. Mr. Masciana stated that the Board of Education, in its Capital Budget request, requested \$990,000 to solve the three problems, including \$450,000 to build a 1,000 square foot public bathroom building; \$290,000 to renovate the concession stand; and \$250,000 for necessary grading improvements. The Town Council approved \$350,000 and assigned

the project to the Public Building Commission. A separate line item requested \$260,000 for storage, which was not approved. To clarify the record, Mr. Purtill gave the Public Building Commission no specific specifications or plans to go by with this project. The Committee and the Board of Education spent considerable time evaluating this project and concluded that this project, at that price, is not buildable. Mr. Purtill stated the Town Council and the Board of Education need to reconcile their plans for these projects. Mr. Brittingham stated that since the onset of this project, it made no sense to approach this project on a piece meal basis. He also commented that if we do not count the bathrooms at CHS when discussing the bathroom facilities needed for the football field, we are out of compliance. Mr. Purtill commented that both the Concession Stand and the Cafeteria at CHS are "retail" establishments and you are expecting people to come in, spending their money, and enjoy their experience, and you can't do that if you give them a run-down, ineffective place with poor traffic patterns. Mr. Brittingham concurred, saying that all of these facilities are over 50 years old and no longer suitable for these purposes; they have lived their useful life. Mr. Hill feels we are not putting our best foot forward with these projects.


The motion carried unanimously.

NEW BUSINESS

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

Meeting adjourned at 7:55 P.M.

Respectfully submitted,



Kathy Kirby
Recording Clerk