

**MINUTES OF THE CHESHIRE PUBLIC BUILDING COMMISSION MEETING HELD ON WEDNESDAY, JUNE 1, 2016, AT 7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Mark Nash, Chairman; Edward Hill, Vice Chairman; PBC Members Art Crooker, Richard Clavet, James McKenney.

Absent: Matthew Alteiri, Steven Durkee, Richard Levy and Vincent Robitaille.

Staff Present: George Noewatne, Director, Public Works and Engineering; Dan Marseglia and Vincent Masciana, Dept. of Education.

**I. ROLL CALL**

The clerk called the roll and a quorum was determined to be present.

**II. PUBLIC ADDRESS**

**III. GENERAL CORRESPONDENCE**

a. Cheshire Community Food Pantry donation acknowledgement, 4/25/16

b. Letter from Janet Ray.

Chairman Nash read both letters into the record of the meeting.

**IV. MONTHLY FINANCIAL STATUS REPORT**

No action.

**V. CONSENT CALENDAR**

Mr. McKenney requested removal of the two (2) Senior Center items from the Consent Calendar.

MOTION by Mr. Crooker; seconded by Mr. Hill.

MOVED that the PBC approve and accept the Consent Calendar item: Silver Petrucelli & Associates, \$3,107.25.

VOTE           The motion passed unanimously by those present.

With regard to the Senior Center project, Mr. McKenney questioned the Salamone & Associates invoice for \$960.00 and completion and satisfaction for the work.

PW Director Noewatne said the billing is satisfied and punch list completed.

Regarding the A.J. Waste bill for a dumpster at the Senior Center site, Mr. McKenney asked whether the payment is the responsibility of the contractor or the Town.

The PBC was informed by Mr. Noewatne that this dumpster was ordered by the Senior Center to clean out the materials and stuff from the basement which were not going back into the new basement. It is the PBC's determination as to who pays this bill...the

contractor or the Town. The contractor, Rosa, had a dumpster on site for removal of their materials. The subject dumpster was for Senior Center materials to be disposed of, i.e. holiday lights/decorations and other things to be thrown out.

Chairman Nash commented on Ms. Ferrell, Senior Center Director, not cleaning out the basement earlier, and said this dumpster bill is not part of the project costs. It should go back to the Senior Center for payment.

MOTION by Mr. McKenney; seconded by Mr. Crooker.

MOVED that the PBC approve and accept the Consent Calendar item: Salamone & Associates, \$960.00; and forward the A.J. Waste billing back to the Senior Center for payment.

VOTE The motion passed unanimously by those present.

#### **APPROVAL OF MINUTES - MAY 4, 2016**

MOTION by Mr. McKenney; seconded by Mr. Clavet.

MOVED that the PBC approve and accept the minutes of the meeting of May 4, 2016 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

#### **VI. TOWN ATTORNEY LEGAL ISSUES - PBC Ordinance still awaiting action.**

#### **OLD BUSINESS**

#### **VII. PBC REGULATIONS COMMITTEE**

- a. Update - Mr. McKenney stated there would be a committee meeting prior to the next PBC meeting.

#### **VIII. PROJECTS**

1. Districtwide Lavatory Improvements - Mr. Crooker
  - a. Notice to Proceed Issued 5/12/16
  - b. Pre-Construction Meeting held 5/31/16

Mr. Crooker reported on a meeting with the contractor and engineering company. They went through the checklist and pre-construction is looking well; June 14th start date and completion date of August 29th.

Chairman Nash informed the Commissioners that Town Council members Bowman, Ecke, Flynn-Harris and Nichols visited and toured the facilities. They looked at the bathrooms, made comments, and had positive responses on the project. He said the visit with Councilors brings better lines of communication between the PBC and Council.

2. Utility Tunnel Improvements at CHS - Mr. Crooker
  - a. Monitoring ongoing - Corrections being made to what was picked up during the inspection. Mr. Marseglia reported there are no current issues, and there will be an annual inspection this summer.
3. CHS Sports Locker Room Project - Mr. Hill.
  - a. Warranties - received 5/12/16Mr. Hill stated warranties arrived; there is \$624 left in the budget, and this is thanks to the BOE cooperation.

With regard to the toilet operations, Mr. Marseglia has talked with the maintenance staff, and there are no calls, issues or concerns. CHS Athletic Director advised all is going well.

Mr. Hill cited his being troubled by the flooding in the shower as a design issue. BL Company has told the Town the shower area was built according to plans. He asked if there were any more minor problems.

Things are good according to all parties, and Mr. Marseglia advised that a commercial shower curtain has been installed at the entrance to the showers, along with a threshold (handicapped accessible) to stop surface water from coming into the corridor. With this in place there have been no concerns or issues. Rosa (contractor) ordered another commercial shower curtain and it will be installed. It was noted by Mr. Marseglia that the shower heads on either side are close to the entrance; water sprays into the corridor; and it is expected the curtain will help solve the problem.

According to Mr. Masciana, the BOE paid for the shower curtains and threshold, and this is a splash rather than drainage issue. A drain could have been installed where the threshold is now, but was not part of the design.

Mr. Hill cited his being troubled by design professionals supervising work and conflict of interest when a design is not working properly. He asked where we go from here. With larger projects he said we must think about adequacy of the work of design professionals.

Stating he has discussed this issue with Councilors Oris and Bowman, Mr. Nash said there will be a look at having a clerk of the works or project manager directly responsible to the Town...an intermediary...because of these types of things.

Mr. Clavet asked if the Town has any type of insurance with a professional liability clause as a vehicle to recoup these costs.

Following a brief discussion on the expenses for a clerk of the works and design professionals, the Commissioners agreed it was not worth chasing this problem. And, for future design professionals, there should be checking of the work, making sure the plan is appropriate, with any costs built into the project

- b. O&M Manual - received 5/12/16
- 4. CHS Interior Code Compliance - Mr. Clavet  
This is on hold pending release of the Facilities Master Plan.
- 5. CHS Exterior Storage Building - Mr. McKenney
  - a. Project on hold until the Town releases results of the Facilities Master Plan.
- 6. Emergency Shelter Generators - Mr. Hill.
  - a. Council to consider additional funding as a Capital Budget Request.

Mr. Hill said there is not enough money for this project; the Council will consider including more funding in the capital budget. This will go out to bid.

Mr. Noewatne said this can only go out to bid if approved in the capital expenditure plan (CEP); bidding would be in the winter; but there is approval for final design. The committee can meet after there is Council approval.

The PBC was informed by Mr. Masciana that the BOE put \$125,000 into its CEP for the generator and electrical work. Council begins work on the CEP in July and August.

- 7. Pool Committee - Mr. Crooker
  - a. Project Update - for the grass situation the grading was not done properly, and this work has been moved to the Fall. Last night, Mr. Crooker visited the pool facility; the doors were open and the parking lot was full.

Regarding "close out" of the project, Mr. Crooker said there are some minor issues outstanding; the contractor is still dealing with the issue of wages; the State is dealing with 2 subcontractors and Arizon; there is no concept of approaching the Town.

- 8. Senior Center Basement Renovations - Mr. McKenney
  - a. Project Update - Things are going well; there are some outstanding punch list items; the building has a certificate of occupancy as of today; at the next meeting there will be documents to be closed out.

Mr. Noewatne said Salamone has O&M documents coming to the Council.

Ceiling Fans - these are for the exercise room; the bottom line was \$1100 for materials and labor. Mr. McKenney said the \$600 for labor is too high to install fans.

## **NEW BUSINESS**

### **IX. ADJOURNMENT**

MOTION by Mr. McKenney; seconded by Mr. Hill.

MOVED to adjourn the meeting at 7:36 p.m.

VOTE        The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk