

PUBLIC BUILDING COMMISSION – Meeting Minutes
Regular Meeting on Wednesday, August 3, 2016, 7:00 PM
Town Hall – Council Chambers

Members present: Mark Nash, Chairperson
Art Crooker
Jim McKenney
Richard Clavet
Richard Levy
Ed Hill
Matt Altieri

Members absent: Steven Durkee
Vincent Robitaille

Also present: George Noewatne, Public Works and Engineering
Dan Marseglia, Board of Education

Pledge of Allegiance

PBC members recited the Pledge of Allegiance.

Roll Call

Chairperson Nash called the meeting to order at 7:02 PM and determined a quorum was present.

Public Address

There was no one from the public who wished to address the Commission.

General Correspondence

There was no correspondence to be addressed.

Approval of Minutes

Motion by Mr. McKenney to approve the minutes of the July 6, 2016 PBC meeting; seconded by Mr. Clavet. Motion carried unanimously.

Financial Status Report

The Commission reviewed the monthly financial status report of open projects.

Consent Calendar

Motion by Mr. McKenney to approve the invoices enumerated on the Consent Calendar; seconded by Mr. Hill. Motion carried unanimously.

Legal Issues

There were no legal issues to be addressed.

Old Business

1. PBC Regulations Committee

Mr. McKenney asked Mr. Noewatne to review the proposed changes, accepted in July, which have now been incorporated into page 12 II.b.2. Members were requested to insert the amended page into their personal copies of the PBC Regulations. Changes have been made electronically to the digital copy, held in the Public Works office.

2. Projects

A. Districtwide Lavatory Improvements

Mr. Clavet reviewed the project progress to date. There were unexpected issues regarding asbestos abatement both on pipes within the walls and on a blanket around a sanitary line in the concrete floor, which consequently had to be dug by hand. The project is about three weeks behind. The original deadline for completion was 8/12/16. The company has been cleared to work additional hours during the week and/or on the weekend to make up some time. At least a pair of bathrooms will be completed and the ADA-compliant bathrooms will be completed first. A temporary certificate of occupancy can be obtained for these before school begins, even if the entire job is not complete.

Two Change Orders to complete the abatement have been approved by the subcommittee; both were under \$5,000.00. A PCO list has been requested from the contractor, but has not yet been received.

Mr. McKenney asked whether the project would be completed within budget. Mr. Clavet responded that until the PCO list is received, that cannot be determined, although the project is currently within budget.

Mr. McKenney asked whether it would be helpful for the subcommittee to be able to approve Change Orders up to \$10,000. Mr. Clavet did not think that would be necessary.

According to Mr. Crooker, it was the abatement that has affected both the budget and the timeline, but if the job is not completed before school opens, it will be completed within a week or so. Mr. Clavet explained that (other than the abatement), all the Change Orders are for low-ticket items, such as replacing spigot shut-off valves with ball valves, which should not deplete the generous contingency in place.

A discussion ensued concerning whether the spigot vs. ball valve should have been delineated in the project specifications. Mr. Clavet explained that that particular request came from the school personnel, as a matter of convenience and preference. The original valves were functional, so were not flagged for

replacement as part of the project. They were, however, original to the building and difficult to manage.

Mr. Nash asked whether any Change Orders should be charged to the Board of Education. It was agreed that while money remained in the budget, these small items should be considered part of the project. One Change Order will be the responsibility of the Board of Education: there was an existing drinking fountain in the hallway serviced by an extension cord running along the wall. It will be rewired at the cost of the BOE since it was not included in the scope of the project. (It will be replaced with a drinking fountain/bottle filler.) The widening of the doorway during demolition as part of the project required replacement of the electrical box, so that portion will be covered as part of the project.

Mr. Clavet stated his conviction that small, inexpensive changes to materials to be used in the completion of the scope of the project should be included in the contingency. Mr. Marseglia affirmed that anything beyond the scope of lavatory improvements would be funded by the BOE.

Mr. Nash asked what impact the delayed timeline would have on the opening of school this fall. The job was scheduled for completion well in advance of the students' first day, which is August 25, so although teachers will be in the building after the original deadline, students won't be. Everyone involved is optimistic that the job will be completed before the students arrive. Mr. Marseglia informed the committee that there are other restrooms in that general area of the school, which are usable.

B. Utility Tunnels

Mr. Crooker reported that inspections had been completed on the utility tunnels and a few minor recommendations were made.

Mr. Marseglia elaborated on the report following the recent 7/19/16 tunnel inspection: generally, everything is in good condition. Many improvements were noted based on the recommendations of the prior years' report, such as lighting improvements, condensation alarm installation, grading in the Senior Courtyard, and repair of some leaking steam pipes. Temperatures, relative humidity and negative air pressure readings are recorded, monitored, and sent quarterly to Geolnsight for their review.

C. Sports Locker Room

Motion by Mr. Hill to accept the closeout report as presented; seconded by Mr. McKenney. Motion carried unanimously.

D. CHS Interior Code Compliance

Mr. Clavet reported that this project is on hold.

E. CHS Exterior Storage Building

Mr. McKenney reported that this project is on hold while the Facilities Master Plan is reviewed.

F. Emergency Shelter Generators

Mr. Hill reported that his project is on hold.

Mr. Noewatne reminded everyone that that Town Council will be voting on the Capital Budget on August 23 and the PBC will know then whether or not the required additional funding is available for the emergency shelter generator project. The design has been completed, but a bid has not yet been created.

G. Cheshire Community Pool

Mr. Crooker reported that the Pool is operational and functioning well.

Additional grass will be planted in the Fall.

The State Department of Labor’s wage investigation of Arizon is ongoing.

Mr. Hill stated that he’s hearing many compliments from residents about the new facility.

H. Senior Center Basement Renovations

Mr. Noewatne reported that the project is substantially complete with the exception of a phone line in the area of refuge in the basement and wiring of the heating valves. Salamone + Associates are conducting a final review of the punch list items. About \$20,000 is still due the contractor.

Mr. Nash commented that his mother, who lives in Hamden, recently visited the Cheshire Senior Center and was extremely complimentary of the Cheshire facility, its programming, and its staff.

New Business

No new business was presented.

Adjournment

Motion to adjourn by Mr. McKenney at 7:28 PM; seconded by Mr. Clavet. Motion carried unanimously.

Attested to by

Janet Ray, Recording Secretary