Chairman Purtill 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.

APPROVAL OF MINUTES

Mr. Nash moved that the minutes of the meeting of July 7, 2010, be approved as published, subject to correction. The motion was seconded by Mr. Barba and the motion carried unanimously.

Mr. Nash moved to approve the Dodd Subcommittee Meeting minutes of July 8, 15, and 22 2010. The motion was seconded by Mr. Barba and the motion carried unanimously.

PUBLIC ADDRESS

There was no one wishing to address the Commission.

GENERAL CORRESPONDENCE

The Chair noted that there was no correspondence outside of the Agenda items.
MONTHLY FINANCIAL STATUS REPORT

Commissioners received copies of the monthly financial status report in their packets.

CONSENT CALENDAR

Mr. Nash moved to approve the Consent Calendar. Mr. McCardle seconded the motion. Discussion. It is not clear that the latter two Chemscope invoices ($608.75 and $1,345.00) are the Towns responsibility. The maker amended the motion to remove these items from the Consent Calendar and referred to the subcommittee. Mr. McCardle seconded and the motion carried unanimously.

PROJECTS

Dodd Kitchen Renovation Project

Mr. Rioux reported that the contractor began construction immediately following the close of school in late June. The contractor got a very slow start on this project. However, the last two weeks have seen some improvement in the construction pace. To date, all of the exterior site excavation has been completed and the contractor is coming “out of the ground” for the loading dock. The exception is the refuse area, which is not critical to the construction on school schedule.

All of the interior demolition has been accomplished, and the plumbing has begun. While the contractor still has an ambitious schedule to have a functioning kitchen for the opening of school, the project is doable. The goal is to accomplish all tasks necessary to have the kitchen ready for the opening and defer items which cannot be accomplished. The Education Department is currently looking into temporary cooling units if they are needed.

Mr. Nash explained some of the difficulties in the asbestos removal process. This project utilized vendors to do the investigation and testing and reporting (Chemscope), another to remove the asbestos (Generini), and another firm to design and inspect the project (BL). This has caused some time delays and costs to this project.

Mr. Michelangelo explained there are pros and cons separating the asbestos portion and the existing process did serve the PBC very well in the past and notably on Norton Windows, CHS Windows, and Darcy roof.

Mr. Rioux mentioned that his firm is now able to do environmental testing of work, as are an increasing number of architectural firms. Possibly the PBC process can be adjusted in the future to have better coordination on asbestos related issues.
Cheshire Municipal Pool

Mr. Purtill stated that because the pool project failed at the June referendum, the pool subcommittee has been disbanded. However, as everyone is aware, the Town has an air supported structure that has a finite life span, five or so years at the most. Thus, Mr. Purtill canvassed the members on their feeling on keeping this project somewhat active.

Mr. Nash commended it would be a good idea, as there is most likely not other current building projects which would need the time and attention of the PBC. The lack of a time constraint would allow ideas for the future of the facility to be thoroughly investigated.

Mr. Barba asked how the PBC could proceed when the Town Council has not charged them with this matter.

The consensus of the Council members was that they felt it was beneficial to keep this item on the Agenda for an active exchange of ideas.

Mr. Purtill mentioned another item which could be developed during this relatively slow building time. Although the PBC Regulations do allow for the design-build process, the Regulations consist of a scant one paragraph. This may have proven to cause difficulty in a building project in that there are so few rules that the PBC would basically have to “wing it” during a design-build process.

It was the consensus of the Authority that the design-build process should also be further investigated and better defined in our Regulations. The pool issues will be kept on the PBC Agendas for future discussion and development at upcoming meetings.

ADJOURNMENT

Mr. Nash moved that the Public Building Commission adjourn at 8:25 p.m. The motion was seconded by Mr. Barba and carried unanimously.

Respectfully submitted,

John Purtill, Chairman
Public Building Commission

Attest:

Joseph Michelangelo