Public Building Commission
January 6, 2010
Regular Meeting
Council Chambers Town Hall

Members Present:  Mr. Joseph Barba
                  Mr. James Brennan (Secretary)
                  Mr. James Lami
                  Mr. James McKenney (Chairman)
                  Mr. Mark Nash
                  Mr. John Purtill
                  Mr. Vincent Robitaille

Members Absent:  Mr. Jay Hershman
                 Mr. Keith Goldberg

User Members Present:  Mr. James Sima, Liaison, Town Council
                       Mr. David Schrumm, Town Council

Others Present:  Mr. George Noewatne, Assistant Director of Public Works
                 Mr. Gavin, Energy Commission

Mr. McKenney called the meeting to order at 7:30 p.m. Roll was called and a quorum determined. The assembled group recited the Pledge of Allegiance. Mr. McKenney explained to the audience how to exit the chamber in the event of an emergency, in compliance with the Fire Marshal’s order.

APPROVAL OF MINUTES

Mr. Purtill moved that the minutes of the regular monthly meeting of December 2, 2009, be approved as published, subject to correction.

Corrections:  Page 2, motion to approve the Consent Calendar was moved by Mr. Barba.

The motion was seconded by Mr. Barba and carried unanimously.

PUBLIC ADDRESS

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

Mr. McKenney informed the Commission that he has been approached by representatives of the Town Council and asked to take certain actions regarding the pool project. This request has not come formally from the Town Council at this time. Mr. Sima will speak to the Commission at this meeting concerning the Council’s request. The Town Council is looking for the Commission to make a recommendation regarding the problems relating to the current bubble enclosure for the pool.

A subcommittee of the Town Council has been researching this issue, and has come up with two solutions. It is hoped that the PBC can make a recommendation regarding the best solution, to be presented to the Town at a spring referendum.

Mr. Sima addressed the Commission and stated that there are two design-build proposals which have been recommended by the Town Council subcommittee. One is from GF Rhode Construction and is for a permanent aluminum enclosure with an operable roof via a rack and pinion direct drive system. This will be an open air structure which allows natural ventilation. This proposal will allow lower heating and ventilating costs. The estimated time to complete the project is four months.

The second is from KBE Building Corporation for a standard construction truss building which will enclose the pool. The estimated completion time for this project is 8 months. The PBC is being asked to further define the scope of the design-build project, and ultimately make a final selection and recommendation to the Town Council. It is hoped that construction can begin at the end of the normal swim season.

Mr. Sima requested that staff set up a meeting to discuss this project. Once the Town Council directs the Commission to handle this project, a subcommittee will be formed to work on this project. It is anticipated that the subcommittee, and ultimately the full Commission, will make a recommendation as to which design-build method is preferable. It is anticipated that the Town Council will appoint up to four user members for this project who possess necessary expertise in this process.

Mr. Sima stated that the goal is to construct the best possible structure, and that the recommendation for that work be made by mid March. In response to a query from Mr. Nash regarding polyurethane panels on the glass enclosures, Mr. Sima responded that there has been no recommendation from the State at this time.

Mr. McKenney stated that the Public Building Commission has been through this process regarding the pool, and questioned why it is now being turned back to the Commission. He stated that from the outset of the initial pool project, the Commission told the Town Council that the pool could not be built for the money that was allocated. At the time the Town Council directed the Commission to proceed with the project with the funds allocated. He further stated that the problems that exist with the pool now are the result of inadequate funding from the outset.
Mr. McKenney stated that he feels that the Council is looking for the Commission to serve as the architect for this project. Mr. Sima responded that the Council will be asking the Commission to review the two design build proposals and make a decision as to whether the proposals are feasible. He stated that there are two different types of structures and almost one million dollars separates the two proposals.

Mr. Purtill questioned who would make the final decision regarding the selection of the proposal. The subcommittee can only make a recommendation to the full Commission. He stated that there are tangible and intangible decisions that must be made. Mr. Sima commented that one major consideration is the cost to operate each facility.

It was the consensus of the Commission that it may be necessary to engage some outside expertise in this process. If so, it will be necessary for the Town Council to allocate funding for that purpose.

Mr. Schrumm agreed that it may be necessary to seek outside expertise, and the Town Council would make funding available for that work. In response to a query from Mr. Lami, Mr. Schrumm responded that these two proposals were selected from six proposals presented to the Town Council subcommittee. These two proposals are the most unique designs. No architect was hired for this selection.

Mr. Noewatne informed the Commission that two interviews were conducted with the two firms. Mr. Schrumm inquired as to whether the Commission could call a special meeting if this project is assigned at the next Town Council meeting. Mr. McKenney responded that this is possible.

Mr. Noewatne referred to a memo to the Commission from Mr. Michelangelo regarding the pool project.

MONTHLY FINANCIAL STATUS REPORT

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

CONSENT CALENDAR

Mr. Purtill moved that the Public Building Commission approve the Consent Calendar as follows:

I. NORTON SCHOOL BOILER RENOVATION PROJECT
   (None)

II. CHESHIRE HIGH SCHOOL ELEVATOR PROJECT
    (None)
III. HUMISTON FIRE SAFETY PROTECTION PROJECT  
J. A. Rosa Construction – Application #7  $9,689.52

IV. NORTON SCHOOL PARTIAL WINDOW REPLACEMENT PROJECT  
(None)

V. FOOD SERVICE UPGRADE AT DODD MIDDLE SCHOOL PROJECT  
BL Companies, Invoice #09D1393-6  $4,300.00

The motion was seconded by Mr. Robitaille and carried unanimously.

REPORT ON INVOICES PAID

Mr. Michelangelo reported that there were no invoices processed administratively this month.

TOWN ATTORNEY LEGAL ISSUES

There were no legal issues to come before the Commission.

NORTON SCHOOL BOILER REPLACEMENT PROJECT

Mr. McKenney informed the Commission that the outstanding item relating to this project is the installation of the additional pump to alleviate the problem with one pump in the boiler room shutting down during cold weather. The maintenance individual who works at Norton School stated that he is manually alternating the boilers in order to avoid the boiler shut down. It is anticipated that the boiler will be installed on January 18 when students are not in the building.

CHESHIRE HIGH SCHOOL ELEVATOR PROJECT

Mr. Lami reported that the issue regarding the amount of change orders for this project is still ongoing. The firm has reviewed the change orders, as well as the subcommittee, and it is hoped that a compromise can be reached. The subcommittee will make a recommendation regarding the change orders at the next meeting.

HUMISTON FIRE PROTECTION PROJECT

Mr. Noewatne informed the Commission that there is a change order that relates to the intake valve in the boiler room. The change is necessary to avoid freezing the sprinkler system.
NORTON SCHOOL PARTIAL WINDOW REPLACEMENT PROJECT

This project is not in the purview of the PBC now, and should be removed from the agenda.

FOOD SERVICE UPGRADE DODD MIDDLE SCHOOL (Phase 1)

Mr. Noewatne informed Commissioners that there is a proposal for final design of this project in the packet. Mr. Rioux stated that the project is ready to go out to bid. The Town Attorney is in receipt of the entire packet of documents, and is recommending some minor changes. The project has received approval from Planning & Zoning.

There was discussion regarding whether all appropriate Boards and Commissions have reviewed the plans. Mr. Noewatne noted that a representative of the Energy Commission sits on this Commission, and there has not been any feedback forthcoming. Mr. Gavin informed the Commission that Mr. Scory has resigned from the Energy Commission. In response to a query from Mr. Gavin, Mr. Rioux stated that Energy Star equipment will be used for this project.

Mr. McKenney stated that he wants to be sure that all necessary Boards and Commissions have reviewed the plans for this project. He requested that they be informed of the project and given 30 days to respond. He expressed concern that the Commission not pre-empt the Handicap Commission. Mr. McKenney noted the importance of maintaining the system of checks and balances that are currently in place.

Mr. Purtill moved that the Public Building Commission approve the final design plans for the Dodd Middle School Food Service Upgrade Project, subject to approval of appropriate Boards and Commissions. The motion was seconded by Mr. Robitaille.

Discussion of Motion: Mr. Gavin agreed to make sure that the plans are reviewed by the Energy Commission.

Vote on Motion: Carried unanimously.

Mr. McKenney requested that staff review the Ordinance to determine what Town Boards and Commissions need to review the plans. Mr. Rioux stated that most issues were addressed by the Planning & Zoning Commission. Mr. Noewatne will send out necessary plans tomorrow.
NEW BUSINESS

Mr. Purtill stated that if the Town Council wants to have the pool issue fast tracked, the Commission is going to have to move with haste. Mr. McKenney commented that it may be possible to have a meeting next week. He further commented that it appears that the direction the Town Council would like to take is to direct the PBC to come up with a selection of one of the two proposals. It will be necessary to develop a firm cost, which will be placed at referendum in the spring.

Mr. Schrumm stated that the Council would like to have work completed and a cost determined so the project can go to referendum in June. He stated that time is of the essence because of the problems with the current structure. Mr. Schrumm advised the Commission to make sure that the cost is all inclusive. It is necessary that it be accurate and that no additional funds be requested.

Mr. McKenney stated that the PBC will do its best to do as the Town Council directs, but also must not rush through a decision which the Commission may not be comfortable with. Mr. Purtill stated that during a normal process the Commission would hire a contractor/and or architect who would speak to users and others to determine the best course of action for a project. He further speculated that there is a possibility that the Commission may have to redo the process and come up with a recommendation that is a combination of the two proposals.

Mr. Schrumm stated that the Town Council is not directing the Commission to go back and redo the pool, but to find an alternative to the current bubble. He stated that the Council is not looking for the users to make suggestions regarding the pool itself. Mr. Purtill commented that input is needed from users and Town citizens, because they must be on board with it to approve it at referendum.

OLD BUSINESS

There was no old business to come before the Commission.
ADJOURNMENT

Mr. Purtill moved that the Public Building Commission adjourn at 8:35 p.m. The motion was seconded by Mr. Lami and carried unanimously.

Respectfully submitted,

Mr. James Brennan
Secretary
Public Building Commission

Attest:

Susan F. Zwick