Public Building Commission
September 1, 2010
Regular Meeting
Council Chambers Town Hall

Members Present: Mr. Joseph Barba
Mr. James Brennan (Secretary)
Mr. Keith Goldberg
Mr. Michael McCadle
Mr. Mark Nash
Mr. Ronald Palumbo
Mr. John Purtill
Mr. Vincent Robitaille

Members Absent: Mr. Peter Frenzelli

User Members Present: Mr. Tod Dixon, User Member, Board of Education
Mr. James Sima, Town Council

Others Present: Mr. George Noewatne, Operations Manager, Public Works

The Chair 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. Purtill 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. Nash moved that the minutes of the regular monthly meeting of August 4, 2010, be approved as published, subject to correction. 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. Purtill stated that all correspondence received would be addressed under the appropriate subcommittee report.

MONTHLY FINANCIAL STATUS REPORT

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

Mr. Nash moved that all items on the Consent Calendar be removed. The motion was seconded by Mr. Barba and carried unanimously.

Mr. Nash informed the Commission that the Consent Calendar items relate to abatement services at Dodd. Mr. Nash is in consultation with the architect and the contractor and will report back to the Commission when issues are resolved.

Mr. Nash moved that the Public Building Commission approve the invoice of Gennarini, Construction Co., in the amount of $70,660.05 for work relating to the Dodd Middle School Project. The motion was seconded by Mr. Barba and carried unanimously.

INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

There were no legal issues to come before the Commission.

DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE (Phase 1)

Mr. Nash informed the Commission that the Dodd project is moving along, albeit slowly. With much work from staff, the school was able to open and function on time and busses were able to get in and out. Mr. Nash commented that he believes that the contractor never came on board with the sense of urgency of this project, and the need to have certain elements complete before the opening of school.

From inception, the project was understaffed and under manned. Mr. Nash commends Dodd staff for the tremendous work they accomplished in order to open school. It was the consensus of the Commission that because the contractor made an error in his bid and did not include the refrigerator unit that the project has not received the attention that it deserves. The contractor does just enough work to keep the project going.

Mr. Purtill reminded Commissioners that there was discussion of not moving the project along because of time issues. He questioned why the Commission is moving to pay the contractor on time. Mr. Nash responded that the contractor has done a good job, in spite of the fact that the project has moved slowly. Because of the issue of not including the freezer in the bid, it could be that the contractor does not have as much control over the project and subcontractors as he normally would.
Mr. McCardle commented that he feels that the contractor will get the job done; he is just trying to cut his losses at this point. Commissioners agreed that there is not much that can be done contractually because there is a 180 day completion date in the contract. This makes it difficult to argue progress time with the contractor.

On behalf of the Commission, Mr. Purtill thanked Mr. Nash for doing such a great job in spite of the problems with completion time and the contractor.

**MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT**

Mr. Purtill commented that the pool project is on the agenda, but there is little that the Commission can do at this time because the project was voted down at referendum. Mr. Nash expressed concern for the Town that there is no contingency plan in place if the bubble fails.

Mr. Robitaille entered the meeting at 7:20 p.m.

Since there is no contingency plan in place by the Town Council, there could be a major issue if the bubble fails during installation or during the winter. There could be a problem of security as well.

Mr. Goldberg entered the meeting at 7:30 p.m.

In response to a query from Mr. Purtill, Mr. Noewatne commented that the contractor who takes the pool down for the summer does a cursory inspection. That inspection revealed no major issues, but the age of the pool cover necessitates concern that it could fail. It definitely is coming to the end of its life.

Mr. Noewatne stated that it would not be wise to take the bubble to the end of its life without a contingency plan. The Town should be proactive. He further commented that the bubble is a totally custom made cover. The pool cover project will have to go to referendum if it is deemed to cost over $300,000. In response to a query from Mr. Purtill, Mr. Noewatne responded that the lead time for ordering the bubble is at least 16 weeks.

Mr. Purtill stated that the Commission should make an inquiry of the Town Council as to what the contingency plan is for the bubble should it fail. He noted the need to gather facts relating to the pool bubble. Mr. Nash stated that the Park and Rec. would help with the gathering of information. The bubble is scheduled to be installed on September 13.

Mr. Purtill expressed concern that this could end up being a rescue plan.

Mr. Noewatne suggested that the Commission have a subcommittee ready to jump on board if necessary. It would be wise to know what the alternatives are for replacing the bubble if it fails.

Mr. Sima informed the Commission that if there is an emergency situation, the Town could proceed without going to referendum. It would take a positive vote of the Town
Council to do this. It appears that the Town Council has not discussed this issue. They have been assured that there is still more life in the bubble, although no one can predict exactly how much.

Mr. Purtill offered that the Commission should look into how quickly a pool cover could be ordered, and what the estimated cost would be. Mr. Palumbo agreed to chair the subcommittee to look into the pool cover issue, and Mr. Barba and Mr. Robitaille agreed to serve on the subcommittee.

Mr. Noewatne agreed to put together a packet of information regarding the pool cover for the subcommittee to peruse, i.e., size of pool cover and related information.

**NORTON SCHOOL BOILER PROJECT**

Mr. Noewatne informed the Commission that the Town is still working to resolve some loose ends with this project. There is a possibility of a lawsuit. There have been some issues resolved; i.e., the appointment of an Engineer of Record to review the project. Mr. Ken Scorbati has been unofficially appointed to that position. Mr. Scorbati designed the new boiler which was necessary because the original boilers were failing in extremely cold weather.

Mr. Noewatne stated that code compliance is one issue under discussion. In response to a query from Mr. Purtill, Mr. Noewatne stated that there will be costs involved with the boiler issue. Mr. Purtill inquired as to whether there are things that the clerk of the works or architect should be doing. Mr. Noewatne stated that things are still under discussion. It is likely the Town will pay for any work that needs to be completed.

In response to a Commission query, Mr. Noewatne stated that CT Combustion Co. sent a letter to the State regarding possible code violations in the project. Some of that work has been corrected. Mr. Goldberg advised Mr. Noewatne to make sure that the boiler is functioning properly. Remaining work must be completed before a Certificate of Occupancy can be issued.

Mr. Nash moved that the Public Building Commission approve the appointment of Scorbati Associates as the Engineer of Record for the Norton School Boiler Replacement project, contingent upon funds being available for the necessary work to be completed and engineering fees. The motion was seconded by Mr. McCardle and carried unanimously.

In response to a query from Mr. Sima, Mr. Noewatne agreed to check to see if there are funds remaining in the project budget. He thinks that remaining funds may have been transferred to the Norton School Window project, but is optimistic that funds can be made available for this work.
NEW BUSINESS

Five Year Capital Budget

Mr. Sima informed the Commission that the Town Council approved the Five Year Capital Expenditure Plan. This year the Town Council will take care of how the projects are parceled out, specifically what projects will be assigned to the PBC.

One project likely to be assigned to the Commission is a rather large roof project at CHS. It is a flat roof over the gymnasium. Mr. Purtill stated that the Town should look into designing all new roofs with a 30-year warrantee. Mr. Dixon inquired as to how this dovetails with State reimbursement and the current 20-year suggested warrantee. Mr. Purtill expressed confidence that the State would make reimbursement for the 30-year warrantee.

Mr. Purtill presented those present with a copy of an *Equivalent Uniform Annual Cost: A New Approach to Roof Life Cycle Analysis*, by James L. Hoff. This is a detailed article relating to how long roofs last, how much they cost, and how to compare roof systems. Mr. Purtill requested that members read the article before the next meeting.

Mr. Sima informed the Commission that there is an Ordinance which defines the projects which have to come before the Commission for oversight. This is an effort to streamline projects.

Mr. Nash inquired of Mr. Sima as to where the cost numbers for project costs came from. He alluded to the issues which have arisen in the past where a number is put forward by the Town Council, and somehow becomes a firm cost with little basis for its determination. Mr. Sima responded that the figures come from the School Department.

Mr. Nash stated that this is a skewed process because the projected cost of projects is just an educated guess. Mr. Purtill offered that there should be an estimator putting the numbers forward. It is important to know realistically how much the projects are going to cost.

In response to a query from Mr. Sima, Commissioners responded that a good percentage to be set aside for contingency for a project is 7%, with 5% being very low and 10% being on the high side.

OLD BUSINESS

There was no old business to come before the Commission.


**ADJOURNMENT**

Mr. Nash moved that the Public Building Commission adjourn at 7:55 p.m. The motion was seconded by Mr. Purtill and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman  
Public Building Commission

Attest:

Susan F. Zwick