Public Building Commission  
February 3, 2010  
Regular Meeting  
Council Chambers Town Hall

Members Present:  Mr. Keith Goldberg  
Mr. James Lami  
Mr. James McKenney (Chairman)  
Mr. Mark Nash  
Mr. John Purtill  
Mr. Vincent Robitaille

Members Absent:  Mr. Joseph Barba  
Mr. James Brennan  
Mr. Jay Hershman

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

Others Present:  Mr. Joseph Michelangelo, Director of Public Works  
Mr. Vincent Masciana, Asst. Superintendent of Schools

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 January 6, 2010, be approved as published, subject to correction. The motion was seconded by Mr. Robitaille and carried unanimously.

PUBLIC ADDRESS

The Chair welcomed Mr. Vincent Masciana of the Department of Education. Mr. Masciana will be replacing Mr. Paul Calaluce, who retired in June.

GENERAL CORRESPONDENCE

Mr. McKenney 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

There were no items listed on the Consent Calendar. Mr. Purtill inquired about items listed on the bottom of the Consent Calendar. Mr. McKenney stated that those items relate to the Cheshire High School Elevator Project, and should be resolved later at this meeting.

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.

MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT

Mr. McKenney informed the Commission that this project has been assigned to the Commission by the Town Council. The subcommittee has been meeting and has put together a three-page check list of items to be evaluated relating to the project.

The subcommittee and other Town officials conducted a field trip to two pool facilities to view their pool enclosures. Discussions have taken place with Town officials and pool users. A proposal has been developed to request information from the two architects who have been selected by the Town Council pool subcommittee. Both have different types of pool enclosures, with two very different costs.

Mr. McKenney advised that there are several CD’s containing the presentations from both architects in response to the RFP. Commissioners are welcome to take them if they wish. The two firms have been contacted and asked to make a presentation regarding their proposal and to address the list of questions/concerns which have been developed.

Mr. Kunde, representing the Energy Commission, stated that he had several items and/or questions regarding the pool enclosures. Mr. McKenney responded that these questions would be addressed at the meeting on February 10 when both architects will make presentations and answer questions. A subcommittee meeting will take place before that meeting to develop a more formal list of questions and a methodology for conducting the meeting.

It is obvious that the meeting can not be approached with individuals asking questions. It may be that one or two-person teams may lead the questions. Much research has been done by many individuals, and this must be coordinated before the interviews take place. It was noted that there is a March 15 deadline for submission of the Commission’s
recommendation. Mr. McKenney requested that Mr. Michelangelo post the
subcommittee meeting for February 8. The full Commission will meet on February 10 to
interview the two architects.

Mr. Michelangelo informed the Commission that both architects have been informed that
there is no strict timetable for the interviews. The group will take as long as needed to
fully satisfy all questions.

In response to a query from Mr. Kunde, Mr. McKenney stated that the professionals
know that it is in their best interest to gather as much information as possible before the
interviews. That information will be available by the end of this week. A list of all
questions will be e-mailed to all necessary parties. Mr. Purtill commented that most
questions relate to performance issues of the pool enclosures.

Mr. Purtill stated that in order to have the facility functional as a meet facility, it will be
necessary to cover the extra space where the picnic tables are. It will be necessary to
look at similar footprints.

NORTON SCHOOL BOILER REPLACEMENT PROJECT

Mr. McKenney stated that there is one outstanding item relating to this project, the
installation of the transfer pump, necessary to solve the problem of the boilers shutting
down during severely cold weather. Mr. Marsiglia informed the Commission that the
pump was installed, and no problems have been encountered to date.

CHESIRE HIGH SCHOOL ELEVATOR PROJECT

Mr. Lami referred to the issue with the contractor relating to excessive change orders for
this project prior to the start of the project. The change orders were reviewed by an
outside vendor to make sure that that the Town was being charged correctly. The
subcommittee reviewed the recommendations of the third party and came to a
compromise of invoices to be paid.

Mr. Lami moved that the Public Building Commission approve a deduct of
($742.00) to Salamone & Associates, for work relating to the Cheshire High
School Elevator Project. The motion was seconded by Mr. Robitaille and carried
unanimously.

Mr. Lami moved that the Public Building Commission approve a deduct in the
amount of ($470.00) to Salamone & Associates, for work relating to the Cheshire
High School Elevator Project. The motion was seconded by Mr. Robitaille and
carried unanimously.

Mr. Lami moved that the Public Building Commission approve Invoice #I13138
in the amount of $680.00 to Salamone & Associates, for work relating to the
Cheshire High School Elevator Project. The motion was seconded by Mr. Robitaille and carried unanimously.

Mr. Lami moved that the Public Building Commission approve Invoice #I13179 in the amount of $1,140.00 to Salamone & Associates, for work relating to the Cheshire High School Elevator Project. The motion was seconded by Mr. Robitaille and carried unanimously.

Mr. Lami moved that the Public Building Commission approve Invoice #I13221 in the amount of $570.00 to Salamone & Associates, for work relating to the Cheshire High School Elevator Project. The motion was seconded by Mr. Robitaille and carried unanimously.

Mr. Lami moved that the Public Building Commission approve Invoice #I13259 in the amount of $2,040.00 to Salamone & Associates, for work relating to the Cheshire High School Elevator Project. The motion was seconded by Mr. Robitaille and carried unanimously.

Mr. Lami moved that the Public Building Commission approve Invoice #I13255 in the amount of $570.00 to Salamone & Associates, for work relating to the Cheshire High School Elevator Project. The motion was seconded by Mr. Robitaille and carried unanimously.

Mr. Lami moved that the Public Building Commission approve Invoice #I13286 in the amount of $340.00 to Salamone & Associates, for work relating to the Cheshire High School Elevator Project. The motion was seconded by Mr. Robitaille and carried unanimously.

HUMISTON FIRE PROTECTION PROJECT

Mr. Marsiglia reported that there was one last item outstanding relating to the Humiston project, which was the issue with the boiler room. He reported that the problem has been fixed and the project is complete.

NORTON SCHOOL PARTIAL WINDOW REPLACEMENT PROJECT

Mr. Michelangelo reported that this project is complete and should be removed from the agenda.

DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE (Phase 1)

Mr. McKenney informed the Commission that after last month’s meeting, plans for the Dodd Middle School project were reviewed by all necessary Boards and Commissions. All internal reviews have been conducted and no changes have been made to the plans.
The project is on the Town Council agenda for February 9. Mr. Rioux will attend the meeting to answer any questions related to the project.

**CONFLICT OF ISSUES**

Mr. McKenney reminded the Commission that it is their duty to recuse themselves from any discussion and/or action regarding any project in which they may have a personal or financial interest. If that situation occurs, the matter must be disclosed.

**NEW BUSINESS**

Mr. McKenney informed the Commission during the meeting that after this meeting he would be stepping down from the Public Building Commission. According to the Regulations, the Commission has two months to select a new Chairman. The Vice Chairman will serve in the interim. He encouraged members to select a Chairman quickly.

There was no other new business to come before the Commission.

**OLD BUSINESS**

There was no old business to come before the Commission.

**ADJOURNMENT**

Mr. Purtill moved that the Public Building Commission adjourn at 8:40 p.m. The motion was seconded by Mr. Lami and carried unanimously.

Respectfully submitted,

Mr. James McKenney, Chairman
Public Building Commission
In the absence of the Secretary

After adjournment, it was the consensus of members to publicly thank Mr. McKenney for all of his years of hard work and dedicated service to the Public Building Commission. It was noted that Mr. McKenney has worked tirelessly for the benefit of every project and ultimately for the benefit of the Town.

Attest:

Susan F. Zwick