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

Members Present:  Mr. Joseph Barba  
Mr. Keith Goldberg  
Mr. Michael McCardle  
Mr. Mark Nash  
Mr. Ronald Palumbo  

Members Absent:  Mr. James Brennan (Secretary)  
Mr. Peter Frenzelli  
Mr. John Purtill (Chairman)  

User Members Present:  Mr. Tod Dixon, User Member, Board of Education  

Others Present:  Mr. Joseph Michelangelo, Director of Public Works  
Mr. George Noewatne, Operations Manager, Public Works  

Mr. Goldberg chaired the meeting in the absence of the Chairman. He 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. The Chair 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 September 1, 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. Goldberg 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 the Public Building Commission approve the Consent Calendar, as amended as follows:

I. FOOD SERVICE UPGRADE AT DODD MIDDLE SCHOOL PROJECT
   Gennarini Construction Co., Inc. $126,119.48

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

REPORT ON INVOICES PAID

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

TOWN ATTORNEY LEGAL ISSUES

Mr. Michelangelo informed the Commission that the Public Building Commission Ordinance was originally enacted with regard to large, expensive projects. Therefore, there several approval processes which are extremely time consuming and are not necessary for projects of a smaller nature. A committee has gathered with representatives of the Town Council, Public Building Commission and the Town Attorney to study and make recommendations for changes to the Ordinance. The committee met on September 21, and will meet again on October 25 to further discuss the issues.

There are times when a project can take up to 2-3 years, especially if it is a school project which requires state approvals. The Ordinance provides that the Town Council must assign all public projects to the Public Building Commission. This creates a problem for smaller projects, which could be handled much more expeditiously either in house or by other Boards without going through cumbersome approvals required by the PBC.

It is also proposed that the number of times that a project comes before the Town Council be reduced, which at this time is often five separate approvals. There is also a question as to whether the PBC must go out to bid for a design professional for all projects, which can add months to some projects.

It has been recommended that the 30-day time frame for the Town Council to receive a project be deleted from the Ordinance. Mr. Michelangelo does not disagree with projects being awarded to the PBC, but rather that some of the process and procedures are cumbersome.

The number of unrelated committees which must approve projects, i.e., Disability Commission, Energy Commission adds time to the project. It was noted that the
architects, engineers and other professionals are obligated to comply with all laws relating to disabilities.

One area of discussion is the fact that when projects are assigned to the PBC, the associated costs are only estimates with no documentation. Then when actual costs are determined, they often exceed the initial estimate. This is often perceived as misjudgment on the part of the PBC, when in fact the cost was not based on any hard data.

The committee will continue to work to review the Public Building Commission Ordinance and make necessary changes. In response to a query from the Commission, Mr. Michelangelo stated that the revisions will be presented to the full PBC for approval, and finally to the Town Council for approval and adoption. Mr. McCardle expressed a desire to attend the next meeting on October 25.

DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE (Phase 1)

Mr. Rioux, architect for the project, informed the Commission that the freezer has been installed and is working. Staff members are beginning the process of loading food into the freezer. This weekend the asbestos abatement work will be completed. Once that is complete, the contractor will complete the other phases of the project. The project should be on the agenda for the next two months with completion scheduled for December.

Mr. Nash stated that things are getting back to normal at Dodd, although the kitchen staff has had to deal with a great deal of disruption during this project. The canopy over the loading dock still has not been delivered. Mr. Nash stated that the project is moving extremely slowly, and he is very disappointed with the work of the contractor. He is not cooperative during subcommittee meetings, which is disturbing to Mr. Nash. He does not exhibit a cooperative attitude.

It was noted that per the contract, the contractor has 180 days to complete the project, which does not lend itself to the mission of the Commission that this project initially carried a sense of urgency. The contractor did not adhere to that sense of urgency, and is taking the contract time to do the work. He also seems to be unconcerned about the situation with the staff and the school as it relates to the use of the kitchen.

In response to a query from the Commission, Mr. Rioux stated that the contractor’s work is acceptable and meets the requirement of the specs. He concurs with the frustration expressed by Mr. Nash, but contractually the work is being performed adequately. It was noted that the attitude of the contractor will be considered when other projects come before the Commission.

It was noted that the bid documents should not have contained the 180-day timetable for completion of the project. The issue with the contractor underbidding the project also has caused some of the delays, in that often the project was under manned. In response to a query from Mr. Goldberg, Mr. Nash commented that there are no safety issues relating to
the project, and the food service operation is working. Mr. Goldberg stated that the Commission is doing all that it can given the circumstances surrounding this project.

Mr. Rioux stated that the three most important items to be completed are the canopy, the hand rail and some plumbing. Mr. Goldberg requested that invoices be checked very carefully to determine that the percentage of work completed stated on invoices is an accurate reflection of the work performed.

MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT

Mr. Michelangelo informed the Commission that this project is still on the agenda because of all of the work performed by the subcommittee. It was felt that there may be issues which develop regarding the pool bubble which may need the expertise which was gained during the last pool project process.

It was noted that there is no emergency contingency plan in place if the bubble fails during the winter. Mr. Noewatne stated that a schematic of the pool has been developed, which will be helpful if the bubble needs to be replaced. In response to a query from Mr. McCardle, Mr. Michelangelo stated that if the bubble fails, the emergency cage would stay up for a few days, but could collapse with wind or rain events.

NORTON SCHOOL BOILER PROJECT

Mr. Michelangelo informed the Commission that the subcommittee for this project met prior to this meeting. Mr. Noewatne stated the subcommittee reviewed the status of this project to date. The State Building Official has identified a list of actions that need to be taken to correct some deficiencies.

It will be necessary to obtain a letter from the manufacturer stating that the boilers were installed according to specs. Mr. Dumitru Petrescu, original engineer for the project, needs to certify his design in order to complete the project. Mr. Petrescu will visit the site and verify that punch list items have been completed. This is part of the original service provided by Mr. Petrescu and will not incur any additional charges to the project. This project should be complete in a few weeks.

Mr. McCardle moved that the Public Building Commission name Mr. Ken Scorbati as engineer of record for the portion of the Norton School Boiler Project that he designed, which is the additional fuel pump installed after the main pumps were installed. Mr. Dumitru Petrescu will be the engineer of record for the original project. Mr. Petrescu will complete his portion of the project in the near future. The motion was seconded by Mr. Barba and carried unanimously.
NEW BUSINESS

Mr. Michelangelo informed the Commission that several new projects have been assigned to the Commission for oversight. The first is for roof repair/replacement at Police Headquarters at a cost of $165,000. Discussion ensued regarding how the project should be designed. It was noted that because this is a public project it must go through the bidding process and that calls for professional design. Mr. Nash expressed a desire for the Commission to streamline projects such as this one.

The next project is the Senior Center elevator, which needs to be replaced. The poor design of the elevator has led to alignment problems and causes the hydraulic piston to leak. The goal is to provide an elevator which is reliable and cost effective to operate. At this time the elevator is out of service for extended periods of time. It may be possible to issue an RFP for this project.

The last three items: district wide roof replacement, Dodd cafeteria renovations and the Cheshire High School track resurfacing are all items that are on the November referendum. Mr. Dixon informed the Commission that private funds are expected to cover the cost of the artificial turf project, with additional funds for future replacement also anticipated from private funding. It is deemed that the track resurfacing should take place at the same time as the turf installation.

Mr. Dixon will request that the BOE subcommittee for the above projects meet with representatives of the Commission to discuss the track and turf projects.

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. McCardle and carried unanimously.

Respectfully submitted,

Mr. Keith Goldberg, Vice Chairman
Public Building Commission
in the absence of the Chairman

Attest:

Susan F. Zwick