

Marlborough Public Building Commission
Regular Meeting Minutes
December 15, 2004

1. Call to Order

Vice Chair David Wagner called meeting to order in the Conference room A & B at the Marlborough Town Hall, 26 North Main Street, Marlborough Connecticut at 7:32 p.m.

Commission members present:

Jim Angelo

Nancy Cronin – alternate, was seated for absent full member

William Lapoint - alternate, was seated for absent full member

David Wagner

All of above members were seated for the meeting.

Absent:

Mark Brodinsky – alternate

Darren Cooke

William Lardi

Vincent Mondo

Others present:

Louise Concodello – Marlborough Board of Education

Tom Giola – Marlborough Public Works Director

2. Public Comments

Where no public comments

3. Correspondence

Mr. Giola had several pieces of correspondence:

- December 1 letter from State of Connecticut, Dept of Public Health approving Well #3 – Attachment # 1.
- December 10 letter from Shelley L Juba indicating interest in serving on the PBC. Asking for consideration for an upcoming open position – Attachment # 2.
- November 30 letter from State of Connecticut, Dept of Public Safety denying modification to State Code for proposal to install hold-open devices on the self-closing fire doors at elementary school. Pursuant to process, Mr. Giola formally appealing decision; needed for life safety. Attachment # 3, 4, 5. State Fire Marshall office approved modification.

Marlborough Public Building Commission
Regular Meeting Minutes
December 15, 2004

4. Library/Town Hall Project

- Mr. Giola meeting with Best/Joslin on December 22 to review library schematics.
- Hazmat Study bids reviewed and Abacus Environment selected for \$2,500 to test asbestos and lead. Price is ½ of others, Abacus tests much less because Library built after asbestos no longer used and he'll test suspect areas only and concentrate on Town Hall. To be done before end of January before feasibility study.

5. School Renovation Project

- Handicapped assist opener bid #3 arrived from Stanley Works for \$1,950. Mr. Giola accepted this bid and will proceed with purchase.
- There have been water leaks at the school during the past two driving rainstorms, no leaking experiences during normal rain showers. Leak across the whole building at seam at the 4 ft vertical wall on the south side, low-ceiling end by the school library. After much investigation & inspection of roof, masonry, and thru wall flashing by SBI roofers, Marques Roofing, and discussion with school staff learned leaks been occurring since 1978 renovation. The driving rain hits the brick and the brick absorbs water and there is a break in to thru wall flashing allowing the water to drain down instead of out. Allied Restoration Corp approached as SBI subcontractor to add this as a change order to the original project where warranty & State 42% reimbursement applies to alleviate issue by attaching a membrane right onto brick, 4 ft wide by 100 ft long. Sealing over break is less desirable option because it requires regular maintenance, reapplication, and may not work. Only downside is fascia will have a black strip instead of solid yellow on roof, visible only from playscape. Membrane slips up under existing fascia and does not void that warranty. Attachment # 6, 4 pages.

Motion made by Bill Lapoint to approve getting pricing for fixing wall and waterproofing as stated in sketch assuming warranty kept in effect, with maximum price of \$8,900. Second by Jim Angelo.

VOTE: (FOR: UNANIMOUS; MOTION CARRIED)

- School wants 115 chairs out of remaining FF&E budget. Needs priority level 1, 2, and 3 have already been met, working on level 4 and 5. This has time priority because sled base chairs are not suitable for new floors. Approx cost is \$3,000. Amount does not require vote.

Marlborough Public Building Commission
Regular Meeting Minutes
December 15, 2004

- Mr. Giola has sourced Scissor lift to J.M. Equipment & J.S. Trucking for \$12,990 that is below \$15,000 FF&E budget price. It was an item no bids were received on and went out looking for quotes, this 1 selected out of 4 received. It is 30 in wide with a 3 ft roll out and rises 26 ft. Purposeful for changing parking light bulbs, stage light bulbs and any high height work needed. Will be stored in the maintenance area. Attachment # 7.

Motion made by Nancy Cronin to award bid to J.M. Equipment & J.S. Trucking for \$12,990 for electric scissor lift. Second by Jim Angelo.

VOTE: (FOR: UNANIMOUS; MOTION CARRIED)

- Two areas in school had odor problems; a kindergarten classroom and a boy's lavatory. Investigation found plumbing cleanout cover screwed too deeply and went into sewer pipeline and the odor was sewer gas. The classroom had 1 cover and its been switched out and odor is no longer present. Boys bath had 5 covers and floor drain; the covers replaced but the floor drain more involved; might be a crack or misaligned pipe. The mechanical contractor will check all the covers and work is at their expense.
- Punchlist down to approx 12 items. There is Town building & fire code issues to be reconciled. Plan to finish all open items by end of the December. 100% of retainage still held; occupation of buildings and letters of substantial completion done so contractors will soon have a justifiable claim for payment. Warranty close out are being worked on except for non-operating systems like the security system. Close out warranties from date use started.
- SBI working since September without payment. Architect on monthly basis, last month was approx. \$1,700.
- SBI Project Budget Summary dated December 15 reviewed and understood.
- Change Orders from subcontractors still being received for prior contractor Gary Schipp removed standard 21 day change order clause from contract, subcontractors may go back 6 months. Mr. Giola working out whether change orders are valid for additional work, and whether credit may be due from estimated work versus actual work performed.
- Canopy roof bids still being sought, Mr. Giola looking for better price.
- Mrs. Concodello spoke that the recent play at school had approx 50 people standing with 400 chairs placed and bleachers for 200 full. Wonder if need to purchase more chairs from remaining balance in FF&E budget. Mr. Giola will request school check if 400 requested and so that's all that was brought out of storage. Is storage space available if more purchased.
- New full time Superintendent hired, Salvatore Memzo starting February 28, 2005. Joe Reardon will continue on a per diem, interim basis for his contract expires December 31.

Marlborough Public Building Commission
Regular Meeting Minutes
December 15, 2004

6. Town Staff Report

- Fieldwork started for sewers, public announcement in Rivereast scheduled. Four soil scientists for a hard press to get work accomplished before snowfall. Information on town website. Dan Lawrence & Christ Wester of Weston & Sampson contracted for 2 design drawings and more done for compare & contrast, feasibility, best possible layout, etc can be reviewed.
- Road Improvements – scheduled to finish planned work. Mike Gut, Chair of the Board of Finance has asked for a 10-15 year look ahead of road needs to get financial idea of tax impact.
- Latest survey draft prepared by consultants came out today; Mr. Giola will ask if Selectman plan to send out to boards and commissions for final viewing and get back to Mr. Mondo.

7. Commission Business

- Approval of Meeting Minutes tabled.
- Move April meeting date to April 13 for 20th is school vacation week and move meeting time from 7:30 p.m. to 7:00 p.m.

Motion made by Bill Lapoint to move meeting time to 7:00 and meeting date to 3rd Wednesday of the month except for April to the 13th. Second by Jim Angelo.

VOTE: (FOR: UNANIMOUS; MOTION CARRIED)

7. Public Comment

Where no public comments.

8. Adjournment

Motion made by Nancy Cronin, Second by Bill Lapoint to adjourn the meeting at 8:55 p.m.

VOTE: (FOR: UNANIMOUS; MOTION CARRIED)

Respectfully submitted,

Riva Clark, Board Clerk