

Marlborough Public Building Commission
Special Meeting Minutes
May 5, 2004

1. Call to Order

Chairperson Vincent Mondo called the meeting to order at 7:30 p.m. in Conference Rooms A&B of the Marlborough Town Hall, North Main Street, Marlborough, Connecticut.

Commission members present:

Darren Cooke
Nancy Cronin
Vincent Mondo
David Wagner

Others present:

Tom Giola, Town of Marlborough

Alternate members Nancy Cronin and Darren Cooke was seated for Darcy Laitinen and Leo Christmas, respectively.

2. Public Comments

There were no public comments.

3. Town Staff Report

- Presentation of Change Orders

Mr. Giola said that one change order needs to be approved by the PBC for carpeting in the Media Center. He stated that demo drawings have demolition of the existing floor and the finished drawings show no flooring replacement because it shows existing flooring remaining, which is the original carpeting when the building was erected. Mr. Giola stated that 422 square yards are necessary, with a cost of \$22K being the original bid, and a current bid is \$19K for carpeting with rubber backing (\$33/sq. yd. Installed). This rubber-backed carpeting will ensure moisture will not wick up or down through the carpet. Mr. Giola noted that he is awaiting further information from the carpet manufacturer, who will justify this \$19K price or possibly reduce the price further. Mr. Giola stated that the manufacturer is about six percent above what a town resident carpet installer has quoted him for the same material. Mr. Mondo questioned whether mold could be a problem and Mr. Giola stated that what he has been told is that it would not occur because of the rubber backing/barrier on the bottom of the carpeting, which is one of the selling points of

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the carpeting. Ordering is an eight-week leadtime. The architect will be looking at the specs to see if the price includes floor prep.

Mrs. Cronin asked if because the architect missed adding the finished flooring into the specs, could the firm be charged the six percent change order charge. Mr. Giola stated that the Town received a relatively low price to renew the contract with the architect, this being one of the reasons; this is within the architect's three percent.

Mr. Giola stated that the plans were turned over to the town and approved by the town. With the upcoming library feasibility study, in order to ensure that this type of omission doesn't occur again, the PBC needs to come up with procedures. He stated that a motion should be made to approve media center carpeting, not to exceed \$20K. Mr. Mondo questioned whether enough options were explored. Mr. Giola responded that the installer did install the same carpeting in the technology room adjacent to the media center. It was also installed in the office areas and no problems have been encountered to date.

Mr. Mondo asked where the budget stands, and Mr. Giola responded that other than the carpeting, there are no other new issues; however, the amount of available funds from the State for its reimbursement to the Town will increase. This might mean that the town could borrow \$1.3M less but the Town has to ask for the money. Mr. Giola stated that the playscape and water system have been approved; and now that final Phase IV is approved, the Town can go back to the State and ask that all of the funds be eligible for reimbursement of 42 percent. Mr. Giola stated that the Town is reviewing with the bond council whether or not the Town can spend some of those funds. Mr. Giola elaborated that the project was capped at \$16.595M. A discussion of the sewer system ensued. Mr. Giola stated that because any additional revenue that is gleaned for the sewer project (\$400k from East Hampton to Marlborough for its design of the system), why wouldn't this same type of scenario apply to the school project.

Motion by Nancy Cronin, Seconded by David Wagner, that the Public Building Commission approve media center carpeting, not to exceed \$20K.

VOTE: (UNANIMOUS; MOTION CARRIED)

Mr. Giola noted that the classrooms should start moving back on Friday afternoon, May 7.

MECCA renovations are still in the works; the architect worked on a sketch which is being revised after discussions with Mr. Giola.

A punch list has been generated and the construction crew will be working on those in the next few days.

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4. Site Walk Through

The meeting recessed at 8:05 to tour the school site.

The meeting reconvened at 8:10 p.m. with members of the PBC going to the school to tour the site.

5. Public Comments

There were no public comments.

6. Adjournment

Motion to adjourn the meeting at 8:40 p.m. after the conclusion of the Elmer Thienes-Mary Hall School renovation project site walk-through.

VOTE: (UNANIMOUS; MOTION CARRIED)

Respectfully submitted,

Susan Skoglund, Board Clerk