

**MARLBOROUGH PUBLIC BUILDING COMMISSION
SPECIAL MEETING
WEDNESDAY, JUNE 9, 2004
7:30 P.M.
MARLBOROUGH SENIOR CENTER**

1. CALL TO ORDER AND SEATING OF MEMBERS

The meeting was called to order at 7:35 in the meeting room of the Marlborough Senior Center, School Drive, Marlborough, CT by Chairman Vince Mondo.

Commission members present:

Vince Mondo
Dave Wagner
Nancy Cronin

Others Present

Tom Giola, Public Works Director
Peter Hughes, Town Planner
Joe Reardon, Superintendent of School
Louise Concodello, Board of Education
Daniel Paquette, Standard Builders
Hugh Pearson, MPN Architects
Mark Brodginiski, 33 Thomassian Rd.

2. PUBLIC COMMENTS

Mark Brodginiski stated his interest in serving on the Public Building Commission. Vince Mondo stated that there are three full positions open and one alternate position.

3. SCHOOL RENOVATION PROJECT – CHANGE ORDERS/ADDITIONAL WORK

Tom Giola distributed a list of change orders for the school renovation project. He suggested two changes going forward for the list: 1) all approved items will be taken off the working list and will be included in the budget and 2) line item numbers will be recycled, i.e. items will not keep the same number when moved/removed. The commission members were in agreement with these changes.

Tom Giola then went over five new items that were added to the list: temporary emergency exit lights, additional abatement in the library/lower level, trench rock removal in the kitchen area, patch lower level cmu walls and fire safe top of existing rated walls in the lower level. There was a brief discussion about the rock removal in the kitchen area. Mr. Giola explained that this work is currently being done off hours. \$20,000 has been budgeted for this item and the contractor is still working on the soft rock section using a hydraulic splitter. The hard rock portion will be much harder to remove. The option of blasting was discussed and Mr. Giola agreed to look into this. Mr. Giola noted that the patch for the lower level cmu walls (\$5,000) and the fire safe top of

existing rated walls lower level (\$10,000) items are budgeted amounts only and that the mason will be visiting the school this week to provide figures for these items.

There was a discussion about the various Mecca changes. The items for Mecca total approximately \$34K and air conditioning is the largest piece. Mr. Reardon reported that there was consensus among the Board of Education members that Mecca shares some of the cost of these items, especially the air conditioning. The PBC members discussed this at some length with Tom Giola and Peter Hughes, trying to figure out the best way to carve out the Mecca air conditioning piece. The simplest option is to have Mecca install the air conditioning itself after the construction is complete. There was consensus that the plumbing and electrical portion of the Mecca kitchen area was important and should proceed. Tom Giola agreed to find out more information on these cost items for next week's meeting.

Mr. Pearson spoke briefly about the urinal issue. He explained that he had a conversation with someone at the state building inspection office and believes the issue can be easily resolved. He agreed to write the necessary correspondence to the appropriate parties.

There was a brief discussion on the playscape. Mr. Pearson reported that he spoke with people at Little Tykes and the playscape will cost approx. \$55K in all. The materials to be ordered from Little Tykes costs approx. \$28,300.

Motion by Nancy Cronin that Tom Giola review the playground item and, after his review and satisfaction, he recommend to the Board of Selectmen that the Board of Selectmen enter into a contract with Little Tykes to complete the work on the playscape renovation. The motion was seconded by Dave Wagner and it was carried by a unanimous vote.

Joe Reardon then went through the list of change orders and provided the Board of Education priorities to the commission members. The Board of Education had previously met and ranked each item 1-5, 1 being the highest priority and 5 being the lowest. Some items will be taken off the list because they have already been completed. Mr. Reardon reported that there was consensus among the Board of Education members that handicapped access to the front door is the highest priority item. Other items ranked high in priority included work on various windows, additional lockers, choral room modifications, the replacement of doors without lights and some of the Mecca items.

There was a brief discussion about some of the school's swing windows. Some of these windows are not strong enough and will need to be fixed/replaced. Mr. Pearson stated that the manufacturer will not do the work. It was suggested that someone local come in and do the work.

Vince Mondo asked Tom Giola that he get the change order form updated as discussed in the beginning of the meeting and that he bring updated budget figures to the next meeting.

4. PUBLIC COMMENTS

Peter Hughes asked Tom Giola when items would be priced out for the budget. There was a brief discussion about the timing.

Tom Giola stated that the town will hold a tag sale (tentative date is Saturday, July 17th) for all the items in the school that need to go.

5. ADJOURNMENT

Motion by Dave Wagner to adjourn the meeting at 8:45 p.m. The motion was carried by a unanimous vote.

Respectfully submitted,

Mary Sciano

These minutes are a Draft until approved by the Public Building Commission.