

**EAST WINDSOR PERMANENT BUILDING COMMISSION
EAST WINDSOR, CONNECTICUT'**

MINUTES OF MARCH 31, 2015 - SPECIAL MEETING

I. TIME AND PLACE OF MEETING

The meeting was called to order by Chairman Al Rodrigue at 5:30 p.m. at the Park Hill community room, 1-A Park Hill, Broad Brook, CT.

II. ATTENDANCE

Building Commission Members: Chairman Al Rodrigue, Dick Pippin, Joe Sauerhoefer, Tom Talamini and Jim Thurz.

Also present: Denise Menard, First Selectman; Len Norton, Town Engineer/Director of Public Works; Richard Labrie of Futures Education, Consultant to the East Windsor school system; Jim Guilano, of Futures Education; Dr. Christina DeBarge, Assistant Superintendent of Schools; Roy S. Brown of Roy S. Brown Architects; Cathy Simonelli, Vice Chairman of the Board of Education; Jason Bowsza, Board of Selectmen liaison to the Building Committee; and Kathy Pippin, Finance Board.

III. PREVIOUS MINUTES:

Upon **MOTION** by Mr. Talamini; Seconded by Mr. Sauerhoefer, it was
VOTED: To approve the minutes of March 24, 2015.
In Favor: Unanimous

IV. UNFINISHED BUSINESS:

1. BROAD BROOK SCHOOL MODULAR CLASSROOMS

Chairman Rodrigue said they need to come up with a dollar amount to provide to the Board of Selectmen to go to a referendum. We don't want to fall short. Mr. Rodrigue had some questions as to how much the pre-fab units are worth vs. the remainder of the job. Also one other question would be could these plans for the modulares be converted to conventional construction on site. Roy Brown said they can be converted. The footprint would be the same; the site work would be the same. The mechanicals and sprinklers would be different. They wouldn't be confined in height. With the modulares they are unable to put large rooftop units on the individual classrooms. With conventional construction they would have to

pay prevailing wage rates. Mr. Guiliano said the reason for going with the modular units was to be able to construct these over the summer and be ready in September. He said he understands that the school department has made arrangements to be able to move enough students so they don't have to worry.

First Selectman Menard questioned if they changed the design that they already bid for, would the \$300,000 that has been spent jeopardize the State funding? Mr. Guiliano said if they reapply to the State they would have to give up what was spent already and would have to wait another year. He said it could also reduce the next grant by the amount that was already spent. Mr. Brown suggested getting an opinion from the State Education Department whether the grant would be in jeopardy. Mr. Guiliano said he would send them an email.

Mr. Rodrigue said if they go to another bid there are certain things that he would like to see in the bid structure so that we really know what we are getting. He said the primary contractors should be identified. He would like to see a breakdown of the cost of site work and the cost of construction of the modulars. Mr. Brown said he can ask for a breakdown in the bid. Mr. Rodrigue said if they go to bid he would like to have a pre-bid conference with the Building Commission members.

After some discussion it was decided that more information was needed before making a decision on a dollar amount for the referendum and whether to go out to bid again. Mr. Brown said he will work out a cost for a re-design for conventional construction of classrooms. Mr. Labrie said he will get some breakdown costs for modular classrooms. It was decided to have another meeting on Tuesday, April 7, 2015 starting at 6:00 p.m. at the Town Hall meeting room.

2. TOWN HALL HVAC SYSTEM

Mr. Sauerhoefer handed out copies of description of work and cost breakdown of what has been spent for the Town HVAC system. He said starting tomorrow the new system will be starting up and by Friday they should be 100% up and the boiler shut down. Mr. Sauerhoefer noted that the original contract sum was \$403,810 for the project and they are currently over budget by about \$29,000 due to the asbestos abatement. He explained that all of the units in the offices have drip trays which have an undercoating that has asbestos. They will have to do a full containment. That will cost another \$30,000.

3. PERMANENT BUILDING COMMISSION ORDINANCE

First Selectman Menard distributed copies of the latest draft of the proposed ordinance. She went over the changes with the Commission members.

Upon **MOTION** by Mr. Pippin; Seconded by Mr. Sauerhoefer, it was
VOTED: To recommend to the Board of Selectmen adoption of a revised
 Permanent Building Commission Ordinance.
In Favor: Unanimous

V. FINANCIAL

Nothing to report.

VI. NEW BUSINESS:

None

VII. INFORMATION

Nothing to report

VIII. TOPICS FROM THE FLOOR:

None.

IX. PUBLIC PARTICIPATION:

None

X. ADJOURNMENT:

Upon **MOTION** by Mr. Thurz; Seconded by Mr. Sauerhoefer, it was
VOTED: To adjourn at 6:50 p.m.
In Favor: Unanimous

Respectfully submitted,

Marlene Bauer
Recording Secretary