

**EAST WINDSOR PERMANENT BUILDING
COMMISSION SPECIAL MEETING –
MINUTES MONDAY, DECEMBER 21, 2015**

I. TIME AND PLACE OF MEETING

Chairman Rodrigue called the meeting to order on Monday December 21, 2015, at 5:40 p.m. at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT

II. ATTENDANCE

Building Commission Members: Chairman Al Rodrigue, Peter Larese, Dick Pippin, Joe Sauerhoefer, Tom Talamini

Unable to attend: Skip Kement, Jim Thurz.

Also present: Jim Guiliano Construction Solutions Group; Len Norton, Town Engineer / Public Works Director; and Roger Baker, Facilities Manager.

III. PREVIOUS MINUTES

A) Minutes of November 23, 2015

**MOTION: To approve the Minutes of November 23, 2015, as submitted.
Made by Pippin, seconded by Talamini
ALL MEMBERS IN FAVOR. MOTION CARRIED**

IV. UNFINISHED BUSINESS

1. Nurse's Station at Middle School

The job is 100% complete. The committee discussed in detail the requisition #4 and any and all paperwork issues found and resolved.

**MOTION: To authorize payment of application #4 thru October 28, 2015 in the amount of \$39,999.54 and authorization the Chairman to sign
Made by Pippin, seconded by Talamini
Discussion: Sauerhoefer inquired as to the credit and learned it is applied to the next req
ALL MEMBERS IN FAVOR. MOTION CARRIED**

The committee discussed in detail the requisition #5 and the numerous paperwork issues and discrepancies. Credits should be coming and the Chairman gave Roger the list to work on. Requisition #5 was not recommended for approval and returned. An email will be forwarded to Andy LaRoche detailing the items discussed that require action.

2. Broad Brook School Modular Classrooms

Jim Guiliano and the committee had extensive discussion on the status of the modular classrooms. The foundations are poured. The units are in PA and pictures are available. There was discussion regarding change orders and requisitions. The current requisitions are possible with the help of Roy Brown who revised based on input. The credits were discussed at length specifically regarding the material and square foot surface and pricing.

MOTION: To authorize payment of Modspace Application #2 (11/30/15) in the amount of \$53,399.50 and for the Chairman to sign.

Made by Larese, seconded by Pippin

ALL MEMBERS IN FAVOR. MOTION CARRIED

MOTION: To authorize payment of Modspace Application #2 (12/31/15) in the amount of \$88,521.00 and for the Chairman to sign

Made by Larese, seconded by Pippin

ALL MEMBERS IN FAVOR. MOTION CARRIED

MOTION: To accept the Modspace Request for Change Order #1 credit change order in the amount of \$14,050.

Made by Larese, seconded by Pippin

ALL MEMBERS IN FAVOR. MOTION CARRIED

Continued discussion on change orders, #2 is a no cost change order

MOTION: To accept Modspace Request for Change order #2, a no cost change order

Made by Talamini, seconded by Pippin

ALL MEMBERS IN FAVOR. MOTION CARRIED

Continued discussion on change orders – # 7 does not include the cost of tables and it is a previously approved item in regard to the changing table. Rodrigue reviewed the labor rates and they seem adequate

MOTION: To accept Modspace Request for Change Order #7 in the amount of \$2,234.87.

Made by Sauerhoefer, Seconded by Pippin

ALL MEMBERS IN FAVOR. MOTION CARRIED

The Chairman reviewed the AIA Change #2 for the Committee

MOTION: To approve AIA change order #2 in the amount of \$4,141.94

Made by Sauerhoefer, seconded by Talamini

ALL MEMBERS IN FAVOR. MOTION CARRIED

The Modspace concern about winter conditions as detailed in correspondence dated December 18, 2015 was discussed at length. The Committee members went through the various scenarios, including the current weather conditions which are mild. The letter sent by Modspace with the various options was discussed at length. The delays which caused the possible need for winter conditions were talked about at length. Snow removal, ground heaters, and labor rates were among the items discussed.

It was the consensus to go forward with the masonry installation weather permitting with further discussion with Modspace on pricing specifics for winter conditions for snow removal, temp heat, flashing with the notation that all work is to be done on a T&M basis with the option #2 the closest to what the committee feels is viable.

3. Department of Public Works Garage

The Board of Selectmen and the Board of Finance have approved the added appropriation for \$54,000 and this is currently out to town meeting. The RFP is waiting to go.

V. FINANCIAL - None

VI. NEW BUSINESS

Joe Sauehoefer brought forward concerns about the old portion of the Town Hall Annex and brought up the idea of removing the building and recommending the same to the Board of Selectmen. The Committee recommended that Sauerhoefer go forward with research as to the cost to tear down the old part of the annex and report back to the committee at the next meeting with the intent to bring the information before the Board of Selectmen in the future.

VII. INFORMATION - None

VIII. TOPICS FROM THE FLOOR - None

IX. PUBLIC PARTICIPATION – None

X. ADJOURNMENT

MOTION: To adjourn at 7:07 p.m.

Made by Sauerhoefer, seconded by Talamini

ALL MEMBERS IN FAVOR. MOTION CARRIED

Respectfully Submitted

Cynthia D. Croxford
Recording Secretary