

EAST WINDSOR BUILDING COMMITTEE
EAST WINDSOR, CONNECTICUT

MINUTES OF MAY 9, 2011

I. TIME AND PLACE OF MEETING

The meeting began at 7:00 p.m. East Windsor Board of Education conference room.

II. ATTENDANCE

Present: Chairman Cliff Nelson, Jim Borrup, Jim Thurz, Joseph Sauerhoefer, Al Rodrigue. Also present were Selectman Richard Pippin, First Selectman Denise Menard (7:05), Town Engineer Len Norton, Geoff McAlmond from Guarantee Mechanical Services, Inc. and Recording Secretary Slate

ABSENT: Skip Kement, Bill Grace and Joe Pellegrini

III. ADDED AGENDA

B. Town Hall Boiler

IV. PREVIOUS MINUTES

Upon motion by Mr. Sauerhoefer, seconded by Mr. Rodrigue, with Richard Pippin abstaining, it was

VOTED: To approve the minutes of April 11, 2011 as amended

V. UNFINISHED BUSINESS

None

VI. FINANCIAL

None

VII. NEW BUSINESS

A. Review RFP specifications for boiler replacement at the Broad Brook Fire Department

Al Rodrigue discussed the RFP to remove the Broad Brook Fire Department boiler and to replace with the unused boiler from the Annex. Mr. Rodrigue contacted another contractor for a quote on the project. After much discussion regarding the condition of the older, unused boiler at the Town Hall annex, it was agreed that for an additional \$4,000 a new boiler could be installed at the Broad Brook Fire Department and that would result in better fuel efficiency and less chance for any unexpected repairs that the unused boiler might need. As gas is at the location, a gas boiler would be recommended. Mr. Rodrigue stated that the quotes from both vendors were in line, but that he did not recommend installing the old, unused boiler at the Broad Brook Fire Department because the boiler would have to be reworked to accommodate the new location and the quote does not include circulating pumps. A discussion followed regarding warranty options. The committee unanimously agreed that it was not a good idea to go forward with the RFP to swap out the old boiler and recommended installing a new, high-efficiency boiler, possibly a gas/oil high efficiency boiler.

Upon motion by Mr. Rodrigue, seconded by Mr. Thurz, it was unanimously

VOTED: To recommend to the Board of Selectmen to disregard the RFP to swap out the old boiler from the Town Hall Annex and to install a new, high efficiency boiler at the Broad Brook Fire Department.

B. Town Hall Boiler

Ms. Menard stated that Geoff McAlmond from Guarantee Mechanical Services, Inc. did a presentation regarding replacing the Town Hall boiler, possibly with a gas boiler. For a quote of \$60,000, Guarantee Mechanical Services, Inc. would do a total change-out of the boiler, but would leave the existing boiler at the location. Because of the potential of asbestos and the cost of removal, it was recommended to leave it at the site. There is sufficient room to install the new boiler and leave the old boiler at the site. Mr. McAlmond discussed all aspects of the installation of two gas, modulating and condensing boilers. Mr. Norton discussed the possibility of roof-top units for AC/Heat. Mr. McAlmond discussed options for handling the heating/cooling problems at the Town Hall. Mr. Rodrigue inquired about the engineering qualifications of Guarantee Mechanical Services, Inc. and the procedures involved in this installation.

Ms. Menard discussed the possible funding or the project and stated that if there is sufficient funding, she would like to address the dehumidification problem at the Town Hall. The engineering firm of EDM was mentioned as a recommended firm to request a quote from. Mr. Rodrigue suggested having the project designed according to the needs of the building. A feasibility study could be done to come up with what meets the needs of the building.

The committee unanimously recommended that Ms. Menard contact EDM for a quote.

VIII. INFORMATION

Mr. Pippin stated that the agenda should include a Public Participation item. This will be added to future agendas.

IX. TOPICS FROM THE FLOOR

None

X. ADJOURNMENT

Upon motion by Mr. Sauerhoefer, seconded by Mr. Borrup it was unanimously

VOTED: To adjourn at 7:45 p.m.

Respectfully submitted,

Laurie Slate
Recording Secretary