# EAST WINDSOR PERMANENT BUILDING COMMISSION EAST WINDSOR, CONNECTICUT'

# **MINUTES OFJULY 24, 2017 REGULAR MEETING**

### I. TIME AND PLACE OF MEETING

The meeting was called to order by Chairman Al Rodrigue at 5:30 p.m. at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT.

### II. ATTENDANCE

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

Also present: Jason LaFleur of Construction Solutions Group; Tom Hibbard, Architect; Len Norton, Director of Public Works/Town Engineer and Kathy Pippin, Board of Finance member.

### III. PREVIOUS MINUTES:

Upon **MOTION** by Mr. Talamini, Seconded by Mr. Pippin, it was

**VOTED:** To approve the minutes of April 24, 2017.

**In Favor:** Unanimous

### IV. UNFINISHED BUSINESS:

Upon **MOTION** by Mr. Sauerhoefer, Seconded by Mr. Talamini, it was

**VOTED:** To take East Windsor Middle School Roof out of order.

In Favor:

### EAST WINDSOR MIDDLE SCHOOL ROOF

Mr. Sauerhoefer introduced Tom Hibbard, the architect for the middle school roof project. Mr. Hibbard explained that there is a tremendous amount of rotted deck. The insulation is phenolic foam that acts like a sponge. When it gets wet it activates it. There is a 5,000 sq. ft. area where the rubber was holding the roof up. There are still areas where they haven't stripped. They are taking all of the material off the roof down to the metal decking. They will have to replace the deteriorated metal deck. At the base of the slope and the flat roof area those are the areas that are damaged. There will be a temporary roof.

Before school starts they will get all of the demo in. They will have everything off the site by the time school starts. Mr. Hibbard referred to an email to Len Norton from Bruce Raulukaitis from the Imperial Company which gave a breakdown of the estimated costs: 15,500 sq. ft. of roof decking @ \$6.00 per sq. ft. - \$93,000; temporary roofing @ \$3.00 per sq. ft. - \$46,500; Cleaning of rooms @ \$2.00 per sq. ft. - \$31,000; new wood nailers budget \$8,000, for a total of \$178,500. This should be the worst case scenario.

Mr. Hibbard said he took some pictures today. He will have a daily photo log and will have a report on the amount of decking that is replaced.

Upon **MOTION** by Mr. Pippin, Seconded by Mr. Talamini, it was

**VOTED:** To proceed with the decking replacements as listed for an amount not to

exceed \$178,500.

**In Favor:** Unanimous

# UPDATE ON COMPLETION OF THE CONTRACT FOR THE BROAD BROOK MODULAR CLASSROOMS

Jason LaFleur gave an up-date on the modular classrooms. He said they are ripping up all of the VCT in the classrooms. Mr. Sauerhoefer said it is uneven and what is underneath is the old tile. Mr. Sauerhoefer said he looked at the finished sidewalks and it doesn't look good. He said maybe it is marginally better. Mr. LaFleur said Hartford Concrete didn't get back with a number. They went with Joslin Concrete. Mr. Talamini said he looked at it today and it didn't look good against the curb. It is all over the place where they put an expansion joint next to the curb. He said it's a one-half inch difference. It doesn't match. Mr. Sauerhoefer said it is not even the same expansion joint. They don't have a tear-away on it. It could be a tripping hazard. He said the finished work of the patch is terrible. He said he would not accept one stitch of the concrete except the steps. Mr. LaFleur said he will have more answers on Wednesday after they meet.

### ALLIANCE GRANT - BROAD BROOK SCHOOL WINDOW PROJECT

Mr. Sauerhoefer gave an u-date on the window project. He said they are moving slow. He said he believes all of the abatement work is done. They are waiting for the doors in the gym. They are doing the trim work. Some of the materials are not in. He said they are plugging away.

# VI. **NEW BUSINESS**

None.

### VII. INFORMATION

Nothing to report.

# VIII. TOPICS FROM THE FLOOR

None.

# IX. PUBLIC PARTICIPATION

No one came forward to speak.

# X. ADJOURNMENT

Upon **MOTION** by Mr. Sauerhoefer,

**VOTED:** To adjourn at 6:20 p.m.

**In Favor:** Unanimous

Respectfully submitted,

Marlene Bauer, Recording Secretary

Seconded by Mr. Pippin, it was