EAST WINDSOR PERMANENT BUILDING COMMISSION EAST WINDSOR, CONNECTICUT'

MINUTES OF FEBRUARY 27, 2017 REGULAR MEETING

I. TIME AND PLACE OF MEETING

The meeting was called to order by Chairman Al Rodrigue at 5:34 p.m. at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT.

II. ATTENDANCE

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

Also present: Len Norton, Town Engineer / Public Works Director and Kathy Pippin, Board of Finance member.

III. PREVIOUS MINUTES:

One correction was made: On page 1, last paragraph, first sentence should read: "....bill presented by Mod Space for \$23,000.00..."

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

VOTED: To approve the minutes of November 28, 2016, as corrected.

In Favor: Unanimous

IV. UNFINISHED BUSINESS:

1. UPDATE ON COMPLETION OF THE CONTRACT FOR THE BROAD BROOK MODULAR CLASSROOMS

Mr. Sauerhoefer explained that Mr. Guiliano apologized that he cannot be at this meeting. He referred to a schedule from Mod Space which the Commission members reviewed and discussed. Mr. Sauerhoefer said they are looking to get as much retainage as they can. Discussion followed regarding items that need to be completed.

One item discussed was the sidewalks. Mr . Sauerhoefer said they need to do the job right . We won't accept a patch job. He said they have given us a cost of \$83,000 to do the job . Mr. Rodrigue said we should try to negotiate to hold back as much money as possible.

Another item discussed was the need to replace the tiles in the classroom and hallways. Mr. Norton wanted to say for the record that there hasn't been a good craftsman yet. Mr Pippin said if you pull out one or two tiles in the middle of the floor it is difficult to match them and not damage the good tiles. Mr Talamini suggested that they mention at the sub-committee meeting that we don't want them to do this piecemeal in the hallway. We should have the whole hallway done.

Mr. Sauerhoefer noted that the costs given by Mod space were \$30,000 for the plantings for the 4 classrooms; \$17,400 for the finished flooring for the 4 classrooms; and \$40,600 for the finished flooring for the 10 classrooms. Mr. Sauerhoefer said he didn't think they had to release any of the retention. Mr. Norton pointed out that there is a difference between retention and the work that is not done properly. Retention is money that you get back for work that is completed properly. He said the value of the work that is not properly done to begin with might be worth more than what the retention is. Mr. Sauerhoefer noted that there is \$310,000 in retention. Mr. Norton said we need to come up with a number that everyone is comfortable with that is necessary to finish what needs to be done.

Upon **MOTION** by Mr. Sauerhoefer

Seconded by Mr. Pippin, it was

VOTED: That v

That we do not release any retainage until the job is completed and is

100% to our satisfaction.

Discussion and Vote:

Mr. Talamini agreed with the motion but felt that it is unfair to some of the contractors. Mr. Sauehoefer noted that at the last meeting we requested a list of the sub-contractors so we can take the lien releases and match them up with the sub-contractors. Mr. Rodrigue agreed that we should not release any retention based on the fact that these items are incomplete, but there are other areas that we don't have enough information on to give them the money. We don't know about sub-contractors' lien releases.

In Favor: Unanimous

At this time the Commission went out of the agenda order to discuss Financial matters.

V. FINANCIAL

<u>Changing Tables:</u> Mr. Rodrigue noted that we had a change order at the last meeting for the changing tables. He said he questioned it because the numbers were off. It should have been \$13,228 as opposed to \$15,602. There was a discount that didn't apply. That is another thing that is still outstanding.

<u>Playground / Mulch:</u> A brief discussion took place regarding the playground. Mr. Sauerhoefer noted that the slide still has not been installed. He said apparently they never paid for the mulch. He said there is a bill dated 2/19/17 for \$5,670. He explained that the breakdown is 150 yards at \$27 per yard which equals \$4,050; then a Bobcat for

9 hours at \$125 per hour; and labor at \$55 per hour. He noted where Rich Labrie previously brought up the fact that they needed additional mulch. They only charged \$25 per yard on that invoice which was paid by Mr. Labrie. He didn't charge for labor, only equipment, but it says we bought 80 yards. Mr. Rodrigue pointed out that we were only supposed to pay for an additional 30 yards. Mr. Sauerhoefer said we paid Mr. Labrie the difference but we never paid the mulch company.

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

VOTED: To pay American Forest Products LLC \$5,670 for the mulch that was

delivered to the site.

In Favor: Unanimous

Jim Guiliano / CSG:

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

VOTED: To pay CSG \$1,714.96

In Favor: Unanimous

Futures / Rich Labrie:

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

VOTED: To pay Futures \$742.86 for outstanding bill from April 30, 2016.

In Favor: Unanimous

<u>Tutorial Room / Chris Witham:</u> Mr. Sauerhoefer explained that they got two prices and would recommend to the Commission to hire Chris Witham for \$25,450. He said that is less than Mod Space.

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

VOTED: To hire Chris Witham to construct the tutorial room and prepare the

connector.

In Favor: Unanimous

Back to IV. UNFINISHED BUSINESS:

2. EAST WINDSOR MIDDLE SCHOOL ROOF

Mr. Sauerhoefer indicated that we did hire Jim Guiliano to be our construction consultant. He said he put in an RFQ for an architect and now we are waiting for them to get back to us with their price to do the design work for the middle school roof. The plan is that it will be done this summer. There are plans existing now so they will be able to use them as a reference. They wanted some abatement testing there.

3. ALLIANCE GRANT - BROAD BROOK SCHOOL WINDOW PROJECT

Mr. Sauerhoefer reported that we only got one price. The contractor has signed the contract. We are currently waiting for the submittals and the shop drawings. The contractor does not think the time line is unreasonable. He is pretty confident that he can get it done. These will be the same windows that are in the modulars.

Mr. Sauerhoefer said there is an Alliance grant out there now for about \$535,000 that the school says they are eligible for. He said he talked to Roger Baker today and he said they have EDM giving them a price of what it is going to cost to do a glass connector down in the business wing at the high school.

VI. **NEW BUSINESS**

Meeting Schedule for 2017

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

VOTED: To approve the meeting schedule for 2017.

In Favor: Unanimous

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. Pippin; Seconded by Mr. Talamini it was

VOTED: To adjourn at 7:00 p.m.

In Favor: Unanimous

Respectfully submitted,

Marlene Bauer, Recording Secretary