

## MINUTES OF JANUARY 25, 2016 MEETING

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

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

Also present: Jim Guilian of Construction Solutions Group; Len Norton, Town Engineer / Public Works Director; Dr. Theresa Kane, Superintendent of Schools; Roger Baker, Facilities Manager; Jason Bowsza, Board of Selectmen and Kathy Pippin.

One change on the minutes was pointed out: On page 2, the second motion should read "Application #3".

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Pippin, it was  
**VOTED:** To approve the minutes of December 21, 2015, as corrected.  
**In Favor:** Unanimous

#### IV. UNFINISHED BUSINESS:

## 1. BROAD BROOK SCHOOL MODULAR CLASSROOMS

Mr. Guiliano reported that they had their bi-monthly meeting this past Friday. He said things are going well except that they were notified by ModSpace that the boxes for the four units won't be set until February 15<sup>th</sup>. That pushes it out 12 days. The original turnover of the four units was March 4<sup>th</sup>. It will be March 14<sup>th</sup>. Mr. Talamini asked about the CO. Mr. Guiliano said they should be able to get a temporary CO. He said it would be another 3 to 4 weeks to start masonry. Mr. Rodrigue said his primary concern is water tight and moisture proofing it. Mr. Sauerhoefer said they are still waiting to get a pole set for temporary power. Mr. Guiliano indicated that ModSpace said it was between Eversource and the Building Inspector. Mr. Rodrigue said that should be a priority on all angles. Mr. Talamini said they will need to get temporary power. He said

Mr. Guiliano said the 10 units are on schedule. They are in the process of constructing them. They should be moving along much smoother than the 4 units.

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Talamini, it was  
**VOTED:** To approve Application #4 for the payment of \$39,730.00.  
**In Favor:** Unanimous

## 2. DEPARTMENT OF PUBLIC WORKS GARAGE

Mr. Sauerhoefer indicated that the money is in place. Some time next week it will go out to bid and it will be on schedule for next spring.

## V. FINANCIAL

## 1. NURSE'S STATION AT MIDDLE SCHOOL – REQUISITIONS AND CHANGE ORDERS

Roger Baker said he contacted LaRoche regarding Requisition #5 and they didn't want to make any changes. He said we still have the retainage. Mr. Rodrigue said they want to add the cost of the bonding. Every change order they are charging a percentage for bonding. He said they can't charge for additional bonding if it will exceed the cost of the initial contract. Mr. Rodrigue said he is not in favor of paying this. Dr. Theresa Kane said LaRoche is prepared to take legal action. She questioned how we can mediate this. Mr. Rodrigue felt that they made the mistakes. He said we will pay the bond if we get a bill from the bonding company. He said he would be glad to sit down with Roger Baker and LaRoche. He indicated that he could accept the actual requisition with the \$3,700.00 credit but to hold the other change orders until further negotiation. Mr.

Upon **MOTION** by Mr. Pippin;    Seconded by Mr. Talamini, it was  
**VOTED:** To authorize Al Rodrigue to approve payment of Requisition #5.  
**In Favor:** Unanimous

## VI. NEW BUSINESS

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Pippin, it was  
**VOTED:** To accept the meeting schedule for 2016 as presented.  
**In Favor:** Unanimous

**Upon MOTION** by Mr. Pippin;   Seconded by Mr. Talamini, it was  
**VOTED:**          To keep the officers the same; Al Rodrigue, Chairman; Jim Thurz, Vice  
Chairman; Joe Sauerhoefer, Secretary.  
**In Favor:**          Unanimous

## VII. INFORMATION

Nothing to report.

## VIII. TOPICS FROM THE FLOOR

Dr. Kane explained that East Windsor is eligible for a capital improvement grant through the Alliance District School Buildings Grant. She said we qualify for \$1,225,000. This is for projects that wouldn't be funded from any other sources. She distributed packets of information regarding this grant. Among the projects would be the renovation of bathrooms at the Broad Brook School and locker renovations and replacements. Also partial window replacement along the front of the building as well as a new air conditioning system for the administrative wing. It would include some upgrades to the kitchen at the Broad Brook School; it is undersized. They entered into agreements with Roy Brown, Rich Labrie and Tom Twitchel on contingency. Dr. Kane said the money would have to be spent by June 30, 2017. They anticipate doing the work this summer.

Dr. Kane referred to the Town Ordinance regarding the Building Commission. The last line states "the Permanent Building Commission shall oversee all building projects in total of \$20,000 or more, funded by the Town." She said this is not funded by the Town; it is by the State. She asked if the Building Commission wanted to oversee it. Len Norton said in the best interest of the board and the Town, he thought the Building Commission should oversee it. Mr. Rodrigue asked who would oversee the work. Dr. Kane said that Roger Baker would be Clerk of the Works. After additional discussion it was agreed that the Building Commission would oversee these grant projects. Dr. Kane indicated that she would recommend to the Board of Education that they are aware of the ordinance and that the Building Commission oversees the project.

#### **IX. PUBLIC PARTICIPATION**

No one came forward to speak.

#### **X. ADJOURNMENT**

Upon **MOTION** by Mr. Sauerhoefer;  
**VOTED:** To adjourn at 7:17 p.m.  
**In Favor:** Unanimous

Seconded by Mr. Pippin, it was

Respectfully submitted,

Marlene Bauer, Recording Secretary