# EAST WINDSOR PERMANENT BUILDING COMMISSION EAST WINDSOR, CONNECTICUT'

# MINUTES OF AUGUST 29, 2016 SPECIAL 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 meeting room, 11 Rye Street, Broad Brook, CT.

### II. ATTENDANCE

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

Also present: Jim Guiliano and Jason LaFleur both of Construction Solutions Group; Dr. Theresa Kane, Superintendent of Schools; Richard Labrie of Futures Education; Cathy Simonelli, Vice Chairman of the Board of Education; Roger Baker, Facilities Manager and Kathy Pippin, Board of Finance member.

### III. PREVIOUS MINUTES:

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Pippin, it was **VOTED:** To approve the minutes of July 25, 2016. **In Favor:** Unanimous

Upon MOTION by Mr. Sauerhoefer; Seconded by Mr. Pippin, it was VOTED: To go out of order to take Alliance District School Buildings Grant discussion first and then go across the street to the Broad Brook Elementary School. In Favor: Unanimous

### IV. UNFINISHED BUSINESS:

### 1. ALLIANCE DISTRICT SCHOOL BUILDINGS GRANT

Mr. Sauerhoefer said they are in good shape. They are winding down and just need to do the final touches. Mr. Baker reported that the kitchen is 85% to 90% complete. The office is about the same. The bathrooms are about 95% complete. The partitions are going in this week. The liner for the chimney went in today. Combustion Mechanical will start up the boilers on Wednesday.

Dr. Kane asked about the time line for the air conditioning for the offices and cafeteria.

Mr. Sauerhoefer said they didn't get the schedule signed off until a week ago. The units have been ordered. The lead time is 6 to 8 weeks.

Dr. Kane said in this grant they got about \$300,000 for new windows for the front of the building with the understanding that Town money will pay for the abatement. It is an outstanding issue. She said it will be either through the CIP or an added appropriation. They don't want to lose sight of that. Dr. Kane also noted that this grant paid for new lockers. They are the right size lockers.

Dr. Kane said she wanted to thank Joe Sauerhoefer and Roger Baker for all of their help. She said this has been a tight time line and she is appreciative.

At 5:40 p.m. the meeting recessed in order to take a tour of the modular classrooms at the Broad Brook Elementary School across the street. The meeting resumed at 6:30 p.m.

## 2. BROAD BROOK SCHOOL MODULAR CLASSROOMS

After an inspection of the interior and the site of the modular classrooms, the Building Commission members came up with a punch list of items that still need to be addressed. Chairman Rodrigue asked Mr. LaFleur to take a directive from the punch list to make sure that these items are taken care of. Mr. Guiliano noted that Roy Brown has to do his punch list for the exterior.

The Building Commission members discussed some of the concerns that need to be addressed. Mr. Pippin noted that the court yard on the four-room side will have water problems. The sidewalks are higher than the building in the far corner. He was concerned about the drainage problems that could be caused. Mr. Sauerhoefer felt that the sidewalks were not installed properly. He also noted that the concrete curbing is flush with the blacktop by the office. He expressed concern that a car could go through the building. He said we cannot close with the State until everything is complete. Further discussion took place regarding the sidewalks. Mr. Guiliano said in his opinion they will have to formally reject the sidewalks. He suggested that they do it with the Town Attorney. Dr. Kane suggested strengthening the wording of the warranty. Mr. Guiliano suggested that at their Friday sub-committee meeting we put them on notice as to the quality of the sidewalks and other matters. Mr. Sauerhoefer suggested marking up the plans to show where the problems are.

Upon MOTION by Mr. Pippin; Seconded by Mr. Talamini, it was VOTED: To have the sub-committee put the contractors on verbal notice about the sidewalks and other areas of concern. In Favor: Unanimous Mr. Talamini said as a member of the Sub-Committee he felt that Jason and Jim have been doing all that they can do. They have had a tough situation and they are doing a good job. He said we have all done our best to get this done.

### V. FINANCIAL

Reference was made to Application #011 from ModSpace.

Upon MOTION by Mr. Talamini;Seconded by Mr. Kement, it wasVOTED:To approve payment of Application #011 for \$359,038.25.In Favor:Unanimous

Mr. Guiliano referred to a bill from Roy Brown for construction administration. He said this is the second of two and will bring him up to speed.

Upon MOTION by Mr. Thurz;Seconded by Mr. Kement, it wasVOTED:To pay the bill from Roy Brown in the amount of \$16,500.00In Favor:Unanimous

Bill from Jim Guiliano at CSG:

Upon MOTION by Mr. Thurz;Seconded by Mr. Pippin, it wasVOTED:To pay CSG \$4,115.60 for the July balance.In Favor:Unanimous

Revised Bill from Futures Health Core – Rich Labrie:

Upon MOTION by Mr. Talamini;Seconded by Mr. Pippin, it wasVOTED:To pay Futures Health Core \$1,027.98 – Invoice #132060In Favor:Unanimous

Bill from Supreme Storage Trailer Co.

Upon MOTION by Mr. Talamini; Seconded by Mr. Thurz, it was VOTED: To pay Supreme Storage Trailer Co. \$85.00 for rent from 8/1/16 through 8/31/16.

In Favor: Unanimous

Playground Equipment and Fencing:

Mr. Labrie explained that they had to remove the playground equipment to make room for the four classroom units. The intent was to remove and restore. They found that one of the pieces (the school bus) was a safety hazard. The wood was in splinters. They also found that the original swing set was guite old. Mr. Labrie referred to plans showing a proposal from Premier Park & Play to relocate and install new playground equipment. He said this was presented to the Board of Education and they liked the design. He pointed out that this playground is also used by the town, not just the school. Mr. Sauerhoefer said he would like to see the handicap swing as close to the sidewalk as possible.

Upon **MOTION** by Mr. Thurz; Seconded by Mr. Kement, it was VOTED: To accept the proposal from Premier Park & Play dated August 17, 2016 for playground removal and relocation including new equipment, not to exceed \$60,000.00, to include surface material upon sub-committee approval.

#### In Favor: Unanimous

Mr. Labrie referred to drawings showing the fencing. He said the State requires 6 feet on the street side They received 3 quotes.

Upon **MOTION** by Mr. Talamini; Seconded by Mr. Larese , it was To accept the bid from Gateway Fencing in the amount of \$17,400.00. VOTED: In Favor: Talamini; Larese; Kement; Pippin; Rodrigue and Thurz Sauerhoefer Abstain:

#### VI. **NEW BUSINESS**

None.

#### **INFORMATION** VII.

None.

#### VIII. **TOPICS FROM THE FLOOR**

Cathy Simonelli just wanted to say thank you to the members. She said as a member of the Board of Education and as a member of the community it is greatly appreciated. East Windsor Permanent Building Commission Minutes of August 29, 2016 Special Meeting

## IX. PUBLIC PARTICIPATION

No one came forward to speak.

# X. ADJOURNMENT

Upon **MOTION** by Mr.Talamini; **VOTED:** To adjourn at 7:45 p.m. **In Favor:** Unanimous Seconded by Mr.Pippin, it was

Respectfully submitted,

Marlene Bauer, Recording Secretary