

EAST WINDSOR BUILDING COMMITTEE
EAST WINDSOR, CONNECTICUT

MINUTES OF April 30, 2012 - Special Meeting

I. TIME AND PLACE OF MEETING

The meeting began at 7:00 p.m. at the Town Hall meeting room, 11 Rye Street, Broad Brook, CT.

II. ATTENDANCE

PRESENT: Chairman Cliff Nelson, Jim Borrup, Bill Grace, Skip Kement, Joe Pellegrini, Al Rodrigue, Joseph Sauerhoefer, and Jim Thurz. Also present were First Selectman Denise Menard, Selectman Richard Pippin, Town Engineer Len Norton and Board of Finance member Kathy Pippin.

III. ADDED AGENDA

Mr. Nelson said they would be discussing the old salt shed at the town garage and solar panel installation under Topics from the Floor.

IV. PREVIOUS MINUTES

Upon **MOTION** by Mr. Sauerhoefer, seconded by Mr. Thurz, it was

VOTED: To approve the minutes of March 26, 2012

In Favor: Sauerhoefer; Thurz; Borrup; Kement; Nelson; Rodrigue

Abstain: Grace; Pellegrini

V. UNFINISHED BUSINESS

A. EDM – HVAC Replacement

Mr. Nelson referred to a Schematic Narrative from EDM (dated April 10, 2012) which was discussed. Ms. Menard asked about asbestos. Mr. Nelson noted that Fuss & O'Neill had said to leave it in place. He said they don't have to do anything with the hallway. Above the hung ceiling there is another ceiling where the old piping is located. If you have to get to the pipe you have to take that ceiling down. He said he thought the glue might have asbestos in it. He said he thought they were going to run the 10" to 12" ducting.

Mr. Norton said they need to talk about going down both sides where the ceiling is higher and staying out of the hallway. They should find out what the cost would be. He said it might be more economical to run down both sides. Ms. Menard said they don't want it to look like a warehouse. They need to keep it

marketable. Mr. Nelson said if they keep the same ducting they would have to have it tested. Mr. Sauerhoefer suggested that Phoenix test facility in Manchester would do it. He said he would take one of the tiles and have it tested.

Mr. Norton said before they do anything, they should get a few more prices. He said in reviewing the narrative from EDM he had a concern. He didn't know why we are removing 22 units and asked why not leave them. Mr. Nelson suggested that Mr. Norton get together with Mr. Rodrigue to discuss his concerns. Ms. Menard suggested that everyone read over the material and come back with their concerns at the next meeting.

Mr. Grace asked about EDM's recommendations for a split system, which gave several different options. Ms. Menard said it would be split between the different zones in the building. She said they only need 2 zones in the building. The meeting room and a few offices could be one zone. The various options were discussed briefly by the Committee members.

Mr. Norton brought up the issue of taking the asbestos off the boiler. Ms. Menard said the primary goal is getting the heating and cooling and then they will deal with the boiler.

Ms. Menard reiterated that the Building Committee members should read over all the material and come back with their suggestions and concerns at the next meeting.

B. New Projects and Inventory of Maintenance on Various Town Buildings

Ms. Menard noted that she will have information at the next meeting.

VI. FINANCIAL

Nothing to report.

VII. NEW BUSINESS

A. Ambulance Building Garage Doors

Mr. Nelson noted that now any of the major issues that are not emergencies go

to the Building Committee first. He referred to email correspondence from Ms. Menard regarding the garage doors. He said a lot of money was spent trying to fix the old door and they ended up having to buy a new one. Ms. Menard referred to invoices within a year totaling about \$3,800. Mr. Grace said they should send a complaint letter to the company that kept trying to fix it. Ms. Menard noted that the company is LaValley and suggested that she and Mr. Norton meet with someone from LaValley to show them the invoices and discuss this.

A. Fuss & O'Neill – Boiler Removal

Discussed under EDM – HVAC Replacement

A. Police Department Generator Gas Piping

Mr. Nelson indicated that we have one quote on trenching and running a high pressure line over to the gas meter. Mr. Norton said that the person he talked to at Yankee Gas said that digging around the building is not the way to go. Mr. Nelson said he asked Roger Baker to get a quote from Guarantee Mechanical. He said it would be approximately \$5,800 to trench down from School Street. He said at the next meeting he will have a better report on the police department generator.

VIII. INFORMATION

None

IX. TOPICS FROM THE FLOOR

Salt Shed: Mr. Norton said they have an older salt shed where they store all their salt and they have a CIP proposal to enlarge it. He said they need to have at least the roof fixed on their salt shed or the salt will get wet. He said they have a proposal from J & N Builders of \$4,880 to fix the roof. He showed photos of the salt shed and noted that the wood has to be replaced. He noted that they can't fund it until after July 1st but he would like to have the Building Committee approve it.

Upon **MOTION** by Mr. Grace, seconded by Mr. Thurz it was:
VOTED to have the roof of the salt shed repaired.

In Favor: Grace, Thurz, Kement, Nelson, Rodrigue, Sauerhoefer

Abstain: Borrup

Solar Panels: Mr. Nelson indicated that ECI has done solar panel installations for various towns. He said he just found out that they are offering a service free of charge to the town to install solar panels on any town building. A brief discussion followed. Mr. Nelson felt that the initial thing to do would be to get a copy of the utility bill and determine which buildings would be best for the solar panels.

X. PUBLIC PARTICIPATION

None

XI. ADJOURNMENT

Upon **MOTION** by Mr. Sauerhoefer, seconded by Mr. Grace it was:
VOTED: To adjourn at 8:05 p.m.
In Favor: Unanimous

Respectfully submitted,

Marlene Bauer
Recording Secretary