

EAST WINDSOR BUILDING COMMITTEE
EAST WINDSOR, CONNECTICUT

MINUTES of June 4, 2012 – Special Meeting

I. TIME AND PLACE OF MEETING:

Chairman Nelson called the Meeting to order at 7:03 p.m. in Modular Classroom 32, Broad Brook Elementary School, 14 Rye Street, Broad Brook, CT.

II. ATTENDANCE:

PRESENT: Chairman Cliff Nelson, Jim Borrup, Bill Grace, Skip Kement, Joe Pellegrini, Al Rodrigue, and Thomas Stremper.

EXCUSED ABSENCE: Joe Sauerhoefer and Jim Thurz.

Chairman Nelson noted a quorum has been established with the attendance of seven (7) members.

ALSO PRESENT: First Selectman Denise Menard, Selectman Richard Pippin, Town Engineer Len Norton, Board of Finance Member Kathy Pippin, Dr. Theresa Kane, Superintendent of Schools; Board of Education Members George Michna, Cathy Simonelli, and William R. Schultz.

GUESTS: Richard Labrie, M. Ed, of Futures Education. Consultant to the East Windsor School system with regard to replacement of modular classrooms at the Broad Brook Elementary School.

III. ADDED AGENDA ITEMS: None.

IV. PREVIOUS MINUTES/A) Minutes of April 30, 2012:

MOTION: To move acceptance of the Minutes of Special Meeting dated April 30, 2012 until the Commission's next meeting; date to be determined.

Pellegrini moved/Grace seconded

VOTE: In Favor:

Borrupt/Grace/Kement/Pellegrini/Rodrigue/Stremper.
(No one was Opposed/ No one Abstained)

MOTION: To GO OUT OF ORDER and take Item VII. NEW BUSINESS/A) Review of specs. On permanent Modular classrooms at Broad Brook Elementary School before V. UNFINISHED BUSINESS, Items A through # and Item VI. FINANCIAL.

Stremper moved/Grace seconded/

VOTE: In Favor:

Borrupt/Grace/Kement/Pellegrini/Rodrigue/Stremper.
(No one was Opposed/ No one Abstained)

VII. NEW BUSINESS/A) Review of specs. On permanent Modular classrooms at Broad Brook Elementary School:

Dr. Kane reported the school system is hoping to be able to make an application to the State Department of Education for reimbursement for a portion of this project. One of the requirements of application acceptance is approval of the local Building Committee. Dr. Kane noted the current portable modular classrooms have been in use at the Broad Brook Elementary School (BBES) for 10 years. The original lease expires June 30th, 2012. She indicated the portable modular units are past their life span. Dr. Kane reported that under the current conditions there is overcrowding of classroom space. They are currently using the stage for additional classroom and office space; three other classrooms have been divided so there are multiple classes occurring simultaneously. Dr. Kane also noted the older building was not built for smaller group education which is utilized today. Mr. Labrie also noted that some of the special needs students are being educated outside the classrooms, or in the old gym or cafeteria.

Mr. Labrie noted that the BBES was originally designed in 1950, and built in 1951; two additions were subsequently constructed. At the time of construction the environment for the special needs education – smaller groups and/or individual instruction – which occurs today was not anticipated. Mr. Labrie noted the Board of Education (BOE) entered into a lease for the current 8 portable modular classrooms, which, at the time of lease, were already 10 years old. Mr. Labrie reported the anticipated lifespan of these portable modular units is 20 years. The lease agreement included a stipulation that the BOE would reimburse the owner, ModSpace, for the cost of removal of the units plus 10%. ModSpace has estimated the current cost for removal will be \$287,000+/-.

Mr. Labrie indicated the BOE felt the estimated removal cost is high. They have two alternatives: 1) lease the current portable modular units for another 5 years, or 2) look at alternative solutions. The BOE notified ModSpace the lease would not be renewed; they then sent out an RFP for 14 classrooms – 10 replacement units plus 4 additional classrooms to alleviate the current overcrowding. The BOE also looked at permanent modular classrooms, which have an anticipated lifespan of 40 to 50 years, and are more energy efficient.

Mr. Labrie reported that the school system currently pays approximately \$7700.38/month for the portable modular classrooms, which are considered to be at the end of their lifespan. For a cost of approximately \$9,013/month the school system can rent 14 permanent modular classrooms. Mr. Labrie indicated that the BOE has agreed to include that additional cost in their budget; they will not ask the Town for further assistance with regard to the additional rental cost. Application to the State Department of Education for reimbursement assistance must be submitted by June 30th; CREC is assisting with the application process. The Town must vote on June 20th to send the project to referendum, and the referendum must be held and a positive vote must occur prior to the application being submitted.

Mr. Labrie indicated that ModSpace is somewhat agreeable to a one year extension of the current lease. The referendum is for approval of replacement of the current 10 portable modular units with 14 permanent modular units which would be owned by the Town. The estimated cost of this project is \$3.7 million, with a potential reimbursement rate from

the State of 56.79%. Mr. Labrie indicated that the BOE can assume the additional cost of the permanent units within their budget. A public bid process will be held for the work.

Mr. Nelson questioned if ModSpace is taking into consideration the \$287,000 removal cost of the current units if the Town goes with them for purchase of the replacement units? Mr. Labrie suggested ModSpace may need to waive the contractual requirement for the \$287,000 removal fee.

Mr. Grace questioned the difference between portable and permanent classrooms? Mr. Labrie suggested the portable units – which remain the property of Modspace - can be dismantled and moved to another location, while the permanent classrooms would be constructed on slab and owned by the Town. Mr. Grace questioned how much a bricks and mortar building addition would cost in relation to this proposal? Dr. Kane suggested the building addition isn't an option because the Town would have to bring the existing building up to code, which isn't cost effective. Mr. Labrie suggested that other additional codes regarding sound attenuation, lighting, HVAC, insulation, and installation of pitched roofs would also be imposed on a bricks and mortar addition. He also noted permanent construction takes from 3 to 4 years from the time of the decision to completion of construction; in this instance kids will be in these classrooms next year. Dr. Kane suggested this project doesn't preclude the Town from considering a new school in the future; the Town could resell these permanent classrooms, or use them again.

The Committee viewed photos of the permanent classrooms in relation to the existing school. Mr. LaBrie noted siding of the new units will visually match the existing building.

Discussion continued regarding construction of a new school, compliance with code requirements, public opinion regarding the proposed project, and discussion of methods to advise the public of the project.

The Committee then toured the school to view the overcrowding issues.

At the completion of the tour the Committee made the following motion:

MOTION: The East Windsor Building Committee supports the Board of Education in their proposal to purchase permanent Modular classrooms at Broad Brook Elementary School.

Grace moved/Stremper seconded/

VOTE: In Favor:

Borrop/Grace/Kement/Pellegrini/Rodrigue/Stremper.
(No one was Opposed/ No one Abstained)

V.UNFINISHED BUSINESS/Items A through E:

MOTION: To CONTINUE UNFINISHED BUSINESS, FINANCIAL, and PREVIOUS MINUTES until the next Meeting of the Building Committee.

Grace moved/Stremper seconded/

VOTE: In Favor:

Borrop/Grace/Kement/Pellegrini/Rodrigue/Stremper.
(No one was Opposed/ No one Abstained)

VIII. INFORMATION: Nothing presented.

IX. TOPICS FROM THE FLOOR: None.

X. PUBLIC PARTICIPATION: No one requested to speak.

XI. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:28 p.m.

Pellegrini moved/Stremper seconded

VOTE: In Favor: Unanimous

Respectfully submitted

Peg Hoffman, Substitute Recording Secretary