

EAST WINDSOR BUILDING COMMITTEE
EAST WINDSOR, CONNECTICUT

MINUTES OF September 30, 2013 - Special Meeting

I. TIME AND PLACE OF MEETING

The meeting was called to order by Vice Chairman Al Rodrigue at 5:35 p.m. at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT

II. ATTENDANCE

PRESENT: Vice Chairman Al Rodrigue, Jim Borrup, Bill Grace, Skip Kement, Joe Pellegrini, Joe Sauerhoefer and Tom Stremper. Also present were Denise Menard, First Selectman; Len Norton Town Engineer; and Tim Eagles of EDM.

III. ADDED AGENDA

No added agenda items.

IV. PREVIOUS MINUTES

Upon **MOTION** by Mr. Sauerhoefer, seconded by Mr. Pellegrini, it was VOTED: To approve the minutes of September 12, 2013
In Favor: Unanimous

V. UNFINISHED BUSINESS

1. UPDATE ON TOWN HALL HVAC SYSTEM

Tim Eagles of EDM participated in this discussion. Mr. Eagles noted that the plans were a little bit updated from the previous ones that the committee reviewed. He said the basic concept is to remove the existing system. They would be removing the duct work in the corridor. There will be units on the wall in each room with individual controls. There will be a master control in the hallway. It will be hooked up to a computer. He said the units are very efficient.

Mr. Rodrigue asked if the bathroom exhausts will be on a separate system. Mr. Eagles said they will be. It will be something that exhausts only when you go in and shuts off when you go out. Mr. Sauerhoefer noted that they will run the old system until the new systems comes. Then they can shut it off and take it out some other time.

A Statement of Probable Construction Costs (from EDM) was reviewed and discussed. Mr. Rodrigue suggested asking for more than one subcontractor. Mr.

Eagles said within their bid they have the right to list more than one. Mr. Norton said they are looking for a mechanical contractor that is also the general contractor. Mr. Eagle said the generator will be out of the way as soon as they get here. Mr. Norton noted that they have a proposal from ECS, an environmental consultant that does the work at the town garage to do an asbestos inspection for \$1,100. He said about 35 samples will be collected and taken to the lab for testing. It is primarily the boiler and piping. Mr. Eagles said they need to get that study done.

Some discussion was held regarding the cost of this project. Mr. Norton said it is commercial vs. residential. It is more complicated and everything needs to be regulated and efficient. This involves many more feet of duct work and piping. Mr. Rodrigue said if you tried to replace the existing system you can't stop at the boiler. You need to replace the whole system.

Upon **MOTION** made by Mr. Sauerhoefer, seconded by Mr. Kement, it was VOTED to authorize the signing of the ECS abatement contact for \$1,100. In Favor: Unanimous.

2. UPDATE ON TOWN HALL ANNEX ROOF

Mr. Borrup indicated that Dzen Sheet Metal Contractors said they will hold the price for this year. Mr. Norton said we would need to come up with a bid spec to get prices. Mr. Pellegrini questioned why we keep spending money on a useless building. Ms. Menard said there are a lot of town records there. She said there are police records and financial records among others. We would have to find another place to securely store the material. Some discussion was held regarding possible alternatives for storing the files. Ms. Menard noted that everything at the annex would have to be gone through.

Mr. Grace said this is a historic building and suggested trying to go after a grant. He said if we had to build that size building today it would be very costly. Mr. Sauerhoefer said it would be more than \$100,000 to tear it down. Mr. Norton felt that at this point spending the money to fix the roof is the best thing to do. He said it would be 2 to 3 years before we can tear it down.

Mr. Rodrigue said they have to make a decision on this. Winter is coming soon. He said they should get specs written up by Dzen. Mr. Norton said we have to do sealed bids.

Upon **MOTION** made by Mr. Grace, seconded by Mr. Stremper, it was VOTED to come up with a bid spec for replacing the annex roof and taking down the chimneys and patching where the chimneys were (to be reviewed by Len Norton).

In Favor: Grace; Stremper; Borup; Kement; Pellegrini; Rodrigue; Kement

Opposed: Pellegrini

3. GAS LINE FOR GENERATOR AT POLICE DEPARTMENT

Mr. Norton referred to 2 proposals to install the piping (from Savage Plumbing and Fahrenheit Mechanical Services, Inc.). He said these are the only 2 we have gotten so far. It was noted that one of the proposals didn't indicate their license number. Mr. Grace said he knows another contractor who could do the work, Perfectly Plumbed, LLC. Mr. Rodrigue said he would ask whether they have the proper plumbing license. He said they need to get a clarification on the pipe size. He suggested getting a third proposal and wait until the next meeting to decide. He said it will be sealed bids and the bid opening would be with the Building committee.

Ms. Menard said if we add the money for this to the emergency management line, it could come as a transfer from another line. It would need to go to the Board of Selectmen and Board of Finance.

Mr. Sauerhoefer said he will get the license numbers and a clarification on the pipe size by the next meeting. It was agreed that the next meeting would be on Wednesday, October 9, 2012 starting at 6:30 at the town hall.

VI. FINANCIAL

Nothing to report.

VII. NEW BUSINESS:

Ms. Menard said the Building Committee needs to look at the Barber Hill school house. She said there are some safety concerns about having it there. Mr. Norton said it is in pretty bad shape. Ms. Menard suggested discussing this at a future meeting.

VIII. INFORMATION

None

IX. TOPICS FROM THE FLOOR

None

X. PUBLIC PARTICIPATION

None

XI. ADJOURNMENT

Upon **MOTION** by Mr. Ssauerhoefer, seconded by Mr. Grace it was:
VOTED: To adjourn at 7:12 p.m.
In Favor: Unanimous

Respectfully submitted,

Marlene Bauer
Recording Secretary