

**EAST WINDSOR BUILDING COMMITTEE
EAST WINDSOR, CONNECTICUT'**

MINUTES OF NOVEMBER 18, 2013 - SPECIAL MEETING

I. TIME AND PLACE OF MEETING

The meeting was called to order by Vice Chairman Al Rodrigue at 6:13 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, Joe Sauerhoefer and Tom Stremper. Also present were Denise Menard, First Selectman; Len Norton, Town Engineer; Richard Labrie, of Futures Education, Consultant to the East Windsor school system; Jim Giuliano, Construction Manager, of CREC; Stephen Dewey, Dewright Design; and Roy S. Brown, of Roy S. Brown, Architects.

III. ADDED AGENDA

No added agenda items.

IV. PREVIOUS MINUTES

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Stremper, it was **VOTED** to approve the minutes from October 28, 2013.

In Favor: Sauerhoefer; Stremper; Borrup & Rodrigue

Abstain: Grace

V. UNFINISHED BUSINESS

1. BROAD BROOK MODULAR CLASSROOMS

Present for this discussion were Mr. Labrie, Mr. Guiliani, Mr. Dewey and Mr. Brown. Mr. Labrie explained that they are asking for the approval of the final plans and cost estimate for the moduls. He noted that plans were sent electronically to the Building Committee members and a hard copy was given to Len Norton for his review. Mr. Norton referred to the plans and said that he met with the engineer today regarding drainage. He said there is a little bit of an increase in the runoff. There was a question on the north side as to how close they were to the terrace escarpment slopes. He noted that if they are 150

feet or closer, they could need to get a wetlands agent decision. He said they are not supposed to have any increase in runoff to the neighbors' property according to the State.

Mr. Norton said when he met with the engineers last week they had a master parking plan and they were able to show a fair amount of parking spaces. He said now they are only getting one additional parking space. Mr. Labrie pointed out that they lost spaces due to the pads for the dumpsters. He said the real issues with parking are when there is a school function.

Mr. Norton said if a handicapped person with a wheelchair wanted to come out of the building they would have to come around the building. He asked if anyone looked into the possibility of a ramp down to the grade to get quicker access. Mr. Brown pointed out that each classroom has a door out. He said if there is an emergency they would come out of the classroom. He said they are handicap accessible. Mr. Sauerhoefer said if someone was in the hallway in a wheelchair they would have to travel along the building before they could get to the sidewalk. Mr. Guiliano noted that a handicap person would have an adult with them. Mr. Sauerhoefer said if there is a ramp they would have easy access. Mr. Dewey said everyone going into the building uses the main entrance and people are inclined to go back the way they came in. Mr. Brown noted that they would need a 5 foot ramp. Mr. Rodrigue asked if this meets or exceeds all handicap requirements. Mr. Brown said it exceeds the requirements.

Mr. Labrie indicated that Mr. Norton has gotten them a staging area for all the modulares coming in next spring. It will be the Southern Auto site.

Mr. Norton pointed out that on the plans there are several references to the Metropolitan District for water and it should be Connecticut Water Company and for any sewer details it should be the East Windsor Water Pollution Control Authority.

Upon **MOTION** by Mr. Stremper; Seconded by Mr. Borup, it was
VOTED: That the East Windsor Building Committee approves the plans and professional cost estimate for the project entitled: Broad Brook Elementary School Extensions and Window Replacement Project, State Project No.: 047-0035, as specified on engineering and architectural drawings, plans specifications and professional cost estimate, dated November 13, 2013.
In Favor: Unanimous

2. UPDATE ON TOWN HVAC SYSTEM

Mr. Norton referred to a recent invoice from EDM along with an Accounts Receivable

Ledger that gave a listing of what was paid to date. Copies were passed out to the Building Committee members and briefly discussed. Mr. Norton indicated that he met with Tim Eagles and they went over Al Rodrigue's comments that are being addressed in the specs. He noted that we have paid them about \$6,200 so far and they want about another \$10,000. Mr. Rodrigue noted that the cost of the new design is more than what they anticipated in the first plan. Ms Menard said they don't want to be unfair. Mr. Rodrigue said he didn't agree with spending another \$9,500 on a redesign. He said the original was about \$25,000 and now it would be about \$35,000. It was suggested that Ms. Menard, Mr. Norton, and Mr. Rodrigue have a meeting to review the original EDM contract and then set up a meeting with EDM.

3. UPDATE ON TOWN HALL ANNEX ROOF

Mr. Norton said they had a walk-through and had six contractors show up. Three of them submitted bids. He noted that Dzen came in with a bid of \$35,980 with \$12 per square foot for roof decking. Off Shore Construction's bid was \$62,000 and \$4 per square foot to replace the roof decking. Beaulieu Company, Inc. bid \$77,900 with \$12.75 per square foot. Mr. Norton said they probably won't get it done this year. He didn't know whether they will hold it until spring. Mr. Sauerhoefer said they can't award the job until the finances are in order.

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Grace, it was **VOTED** to accept Dzen's as the low bidder and put it forth to the Board of Selectmen for financing.

In Favor: Unanimous

VI. FINANCIAL

Nothing to report.

VII. NEW BUSINESS

Mr. Rodrigue said he received a phone call from John Burnham regarding the Barber Hill schoolhouse. He said Mr. Burnham is proposing to purchase the property and the schoolhouse, then disassemble it and reassemble it at the historical museum. He plans to restore it to its original state. Mr. Rodrigue said he didn't think it would come under the Building Committee. He felt it would have to go to the Board of Selectmen and Board of Finance. Mr. Norton said he thought it would have to go to an auction.

VIII. INFORMATION

None

IX. TOPICS FROM THE FLOOR

None

X. PUBLIC PARTICIPATION

None

XI. ADJOURNMENT

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Stremper, it was
VOTED: To adjourn at 7:10 p.m.
In Favor: Unanimous

Respectfully submitted

Marlene Bauer, Recording Secretary