

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

MINUTES OF FEBRUARY 11, 2014 - SPECIAL MEETING

I. TIME AND PLACE OF MEETING

The meeting was called to order by Chairman Cliff Nelson at 6:00 p.m. at the East Windsor Middle School library, 38 Main Street, Broad Brook, CT. Mr. Nelson thanked the Committee members for their patience during his illness. He then turned the meeting over Al Rodrigue.

II. ATTENDANCE

PRESENT: Chairman Cliff Nelson, Jim Borrup, Bill Grace, Al Rodrigue, Joe Sauerhoefer, Tom Stremper and Jim Thurz. Also present were Denise Menard, First Selectman; Jason Bowsza, Board of Selectmen liaison to the Building Committee; Len Norton, Town Engineer; Roger Baker, Facilities Manager; Dr. Theresa Kane, Superintendent of Schools; and Jim Giuliano, Construction Manager of CREC.

III. ADDED AGENDA

No added agenda items.

IV. PREVIOUS MINUTES

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Borrup, it was **VOTED** to approve the minutes from November 18, 2013.

In Favor: Sauerhoefer; Borrup; Grace; Rodrigue & Stremper;

Abstain: Nelson & Thurz

V. UNFINISHED BUSINESS

No Unfinished Business to discuss.

VI. FINANCIAL

Nothing to report.

VII. NEW BUSINESS

Dr. Kane asked the Building Committee to go out of order to discuss the Broad Brook modular classrooms (Item #3 on the agenda under New Business)

3. REQUEST FOR APPROVAL OF CHANGES RELATIVE TO THE BROAD BROOK MODULAR CLASSROOM PROJECT

Copies were distributed of the following correspondence: a letter signed by Richard Labrie, James Guiliano and Theresa Kane dated January 21, 2014 requesting approval of several changes to the Broad Brook Modular Classrooms, including the removal of the existing portable classrooms, the requirement for sprinklers and a parking study; a letter from Roy S. Brown Architects dated January 8, 2014 regarding the additional services and additional costs; two letters from Mod Space dated March 29, 2012 and dated January 6, 2014 regarding the removal of the existing modular classrooms.

Mr. Rodrigue noted that they had approved an original design of the modulares with exterior doors. He questioned at what point they got feedback from the Fire Marshal. Mr. Guiliano said when you get a grant commitment from the State to pay the reimbursement you have to go through a review of the plans by the State. That was when it was reviewed by the State Fire Marshal and Building Commission. Mr. Guiliano indicated that there is a statute that supercedes the building code and as a result they are going to be required to include sprinkler systems. He noted that the exterior doors serve as a safety feature, being able to exit but not enter. Mr. Norton questioned why this wasn't included in the beginning. Mr. Guiliano said it was an oversight; they didn't think they needed the sprinklers. Mr. Norton felt that the architect should have been aware of it and he should be responsible for putting them on the plans with no cost to the town. Mr. Guiliano said this is a statute that is not in the building codes. Mr. Nelson pointed out that this statute was from 2004. He said he found it hard to believe that this hasn't come up before in any other situation since 2004. He said since the architect's address is in Massachusetts it would have been good to have someone from Connecticut to look over these laws. Mr. Guiliano said they have a consultant from Connecticut that is with Mr. Brown.

Mr. Rodrigue noted that the proposed additional cost for the sprinkler design is \$8,800. He felt that amount was excessive. He asked if they have given an

approximate cost to build the sprinkler system. Mr. Guiliano replied that they have not. He said he would contact Roy Brown the following day. Mr. Norton felt that Roy Brown could forgive the 10% in the drawing revision. He said in this business when you make a mistake you pay for it. Mr. Thurz agreed. Mr. Guiliano said after they met with the Office of School Facilities they notified them that they need to apply for a waiver. At that point the drawings were already drawn. Mr. Thurz said they should have known going into this. Mr. Guiliano said they did follow the building codes. This is not a building code; it is a Connecticut statute. Ms. Menard said in going over the proposed figures, she felt that the 10% and the revision to the drawings should be forgiven. Ms. Thurz said he didn't think we should pay for the sprinkler system at all. Dr. Kane said she didn't think it is fair to assume that an architect will be well versed in the statutes. Mr. Sauerhoefer suggested asking them to cut us a break for the \$880 and the \$2,600. He said they shouldn't have to take the full hit. Dr. Kane asked if they would approve the \$8,800. She said they want to be able to move the process forward. They want to get this out to bid.

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Stremper, it was **VOTED** to approve the \$8,800 for the design of the sprinkler systems without the Roy S. Brown charges until a decision is made on the remainder.
In Favor: Unanimous

Mr. Norton noted that they did a complete parking study to determine where parking could be added if we choose. This was briefly discussed by the Building Committee members.

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Nelson, it was **VOTED** to approve the cost of the parking study.
In Favor: Unanimous

The Building Committee members went over the letters from Mod Space regarding the removal of the existing modular classrooms. The original quote from Mod Space dated March 29, 2012 was for a total of \$287,000. It was noted that they renegotiated the cost with Mod Space and it was now \$120,920.

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Grace, it was **VOTED** to approve the cost of \$120,920 to Mod Space to remove the existing modular classrooms as described in their letter dated January 6, 2014.
In Favor: Unanimous

At this point in the meeting (6:45 p.m.) Mr. Thurz had to leave the meeting.

1. RENOVATIONS TO THE MIDDLE SCHOOL NURSE'S OFFICE

Everyone present took a tour of the existing nurse's office and the area where the proposed offices will be. Mr. Nelson said that this certainly needs to be done.

The Committee members reviewed a Statement of Probable Construction costs from EDM with a project total of \$160,162. Dr. Kane said one-half of the cost would be in the school budget this year and they petitioned CIP for the other half next year. Mr. Rodrigue noted that there is an additional cost of \$6,900 from Bestech for asbestos removal and \$3,500 from Fuss & O'Neil for asbestos abatement monitoring. Ms. Menard asked what if CIP doesn't pass. Dr. Kane responded that they will then put it in the budget next year. She said it will be a priority item. Mr. Rodrigue indicated that when this goes through the bidding process, the Building Committee should oversee it. Dr. Kane said she wants to do it the right way and go through the proper channels.

2. REPLACEMENT OF EXTERIOR DOORS AT THE MIDDLE SCHOOL

The Building Committee reviewed a proposal and quotes from Chase Glass & Allied Products, Inc. for the replacement of the exterior doors. Mr. Sauerhoefer pointed out that they are not required to have automatic ADA doors. Ms. Menard asked about handicap access to the building. Mr. Baker said there would be a button to push to get buzzed in. Someone would come and open the door. It was noted that the State will reimburse 53% of the cost. Dr. Kane said that was contingent on the Town coming up with the remaining dollars. Mr. Nelson said they should have at least three quotes and not just one.

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Nelson, it was **VOTED** to have the Board of Education go forward with the renovations to the middle school nurse's office and the replacement of exterior doors at the middle school.

In Favor: Unanimous

Mr. Sauerhoefer pointed out that the renovations to the nurse's office is preliminary. They will have to come back to the Building Committee with the design. Mr. Rodrigue said he would like to have more information on the nurse's office by the next meeting as far as the final drawings are concerned.

VIII. INFORMATION

None

IX. TOPICS FROM THE FLOOR

Mr. Norton noted that the phone system in town hall is old. He asked if the Building Committee wanted to get involved with that. Mr. Rodrigue suggested that once it is out to bid he would want the Building Committee to review it.

X. PUBLIC PARTICIPATION

None

XI. ADJOURNMENT

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Grace, it was
VOTED: To adjourn at 7:35 p.m.
In Favor: Unanimous

Respectfully submitted

Marlene Bauer, Recording Secretary