

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

MINUTES OF JUNE 11, 2014 - SPECIAL MEETING

I. TIME AND PLACE OF MEETING

The meeting was called to order by Chairman Al Rodrigue at 5:30 p.m. at the East Windsor Town Hall meeting room, 11 Rye Street, Broad Brook, CT. Mr. Rodrigue welcomed Dick Pippin as the new member to the Building Committee.

II. ATTENDANCE

Present: Chairman Al Rodrigue, Jim Borrup, Dick Pippin, Joe Sauerhoefer and Jim Thurz. Also present were Denise Menard, First Selectman; Dr. Theresa Kane, Superintendent of Schools; Richard Labrie of Futures Education, Consultant to the East Windsor school system; Roger Baker, Facilities Manager; Chris Stickley, Construction Manager, of CREC and Jason Bowsza, Board of Selectmen liaison to the Building Committee.

III. ADDED AGENDA:

No added agenda items.

IV. PREVIOUS MINUTES:

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Thurz, it was **VOTED:** to approved the minutes of April 30, 2014.

In favor: Sauerhoefer; Thurz; Rodrigue

Abstain: Borrup; Pippin

V. UNFINISHED BUSINESS:

**1. REVIEW OF BIDS FOR MODULAR CLASSROOMS AT BROAD
BROOK SCHOOL**

Copies were distributed of the Bid Recap list. Mr. Labrie indicated that there were only two bidders, Brunoli and Mod Space. There were two sets of prices. Brunoli's bids were \$4,134,000 for contract price (C.) and \$4,079,000 for contract price (D.); and Mod Space's bids were \$5,538,642 for contract price (C.) and \$5,515,506 for contract price (D.). Mr. Labrie noted that they were both over

budget. The budget was \$3,700,000 which included approximately \$300,000 for plans and engineering. Mr. Labrie said he was disappointed in that there were not enough bidders to be competitive. It was too tight of a schedule to start and finish. He said summer is the busy time. A lot of contractors are working on similar projects and some contractors are committed. He felt that was the primary reason for the small amount of bidders.

Mr. Labrie said he met with Mr. Brunoli and went over his bid. He asked him what they could do to bring the cost down without affecting the quality. One of the things was that in order to try to meet the schedule they were looking to stick build rather than installing modulares. It is contrary to the specs. If he were to stick build they would have to pay prevailing wages and that would bring the cost up. Mr. Labrie said he would be meeting with Mod Space on Friday (6/13). They will be going through the same process to dissect their bid. Mr. Labrie said he would report back to the Building Committee. Mr. Rodrigue said that Mod Space would have to agree to take off about \$2,000,000.

Ms. Menard asked what the alternative was. Mr. Labrie said they would come back to the Building Committee with a recommendation to reject all bids and then entertain more bids to get a better price. Mr. Rodrigue asked in the event that it still goes over budget is it possible to get more money from the State. Mr. Labrie said they can ask the State for additional money. They would need to get a referendum from the Town for bonding. Mr. Labrie said he was optimistic that with a rebid we will get closer to the 3.3 million dollars. They would miss the time-frame and will keep the portables through the school year. They would build four in the fall or spring and then build 10 next school year. Mr. Rodrigue felt that it would be best for the Building Committee not to act until they come back with the recommendation to see where they stand.

Mr. Stickley said because of the scheduling the others didn't want to bid because they couldn't get the modulares in time. Mr. Pippin asked about the cost to keep the existing modulares. Mr. Labrie said the cost would be \$8,500 per month to rent.

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Borrup, it was
VOTED: to accept the two bids for further review.
In favor: Unanimous

Mr. Labrie said after they meet with Mod Space they would like to first meet with the Board of Education and then come back to the Building Committee. At that time they would require a vote from the Committee.

2. UPDATE – CIP EAST WINDSOR HIGH SCHOOL / EAST WINDSOR MIDDLE SCHOOL DOOR PROJECT

Mr. Baker distributed copies of door replacement quotes and proposals from A-1 Glass, Chase Glass and Eastfield Glass. Mr. Rodrigue asked if there was a scope of work for these contractors to bid on. Mr. Baker said he developed the scope off the original bid that Chase Glass had given him. He noted that Chase Glass was used by them before. The others were phone calls to companies that he looked at on the web.

The committee members reviewed the proposals and discussed what each company had to offer. Mr. Baker said they are all reputable companies. Mr. Rodrigue asked about the time frame. Mr. Baker said it would be done in the summer and noted that all of the companies said they could meet the time frame. Mr. Thurz suggested that they take this information home and review it.

Mr. Sauerhoefer noted that the charter says anything over \$20,000 has to go out to a sealed bid. Dr. Kane said the Board of Education may be an exception. Mr. Rodrigue said these are hand-picked through past experience as opposed to opening it up to the general public. Dr. Kane said getting three quotes is an acceptable standard. Mr. Sauerhoefer said his concern is quality of product. He said an RFP would be specific for specs. Ms. Menard referred to Section 8-7 of the charter that states: "Purchasing for the Town of East Windsor, with the exception of the Board of Education, shall be made under such rules and regulations as may be established by the Board of Selectmen."

After some discussion it was felt that Eastfield Glass, which was the lowest bid, would be the company to go with. Mr. Borrup said he felt comfortable with them. Mr. Thurz said he knows these people and they are reputable.

Upon **MOTION** by Mr. Borrup; Seconded by Mr. Thurz, it was
VOTED: to accept the bid from Eastfield Glass for door replacements at the high school and middle school.

In favor: Unanimous

Mr. Pippin noted that they should make sure that their workmen's comp. is sufficient for the State of Connecticut and their insurance certificate complies with Connecticut statutes. Mr. Baker said he will make sure that they meet all requirements.

VI. FINANCIAL

Ms. Menard reported that a transfer had to be made for the recording secretary line item due to the fact that the Building Committee had to meet more times than in the previous year.

VII. NEW BUSINESS:

None

VIII. INFORMATION

Ms. Menard indicated that she talked to CIRMA with Len Norton about the proposal by Bill Grace for replacement of the windows at the annex and asked them about liability. They said they were concerned that the building is old and there is lead in the building. They said that the windows should never be taken off site. They probably won't insure any issues that could come up such as if someone got hurt. Ms. Menard noted that to take all of the lead out of the building could be very costly. She said six months ago they spent money on the roof. She said she has asked the Board of Selectmen for possibilities for grants to re-hab the windows. It is in process.

IX. TOPICS FROM THE FLOOR:

Mr. Sauerhoefer brought up the door replacement quotes and said the next time they go through something like this they should have more specs. Mr. Thurz said he would like more time to review and suggested that they get the proposals a week before the meeting. He said they need to set a policy. After a brief discussion it was decided to have a discussion at the next meeting about establishing a procedure for CIP building projects

X. PUBLIC PARTICIPATION:

No one asked to speak.

XII. ADJOURNMENT:

Upon **MOTION** by Mr. Sauerhoefer;

Seconded by Mr. Thurz, it was

VOTED: To adjourn at 6:28 p.m.

In Favor: Unanimous

Respectfully submitted,

Marlene Bauer
Recording Secretary