

**EAST WINDSOR BUILDING COMMITTEE
AND EAST WINDSOR BOARD OF EDUCATION'**

MINUTES OF NOVEMBER 24, 2014 - SPECIAL JOINT MEETING

I. TIME AND PLACE OF MEETING

The meeting was called to order by Building Committee Chairman Al Rodrigue at 5:30 p.m. at the Park Hill community room, 1-A Park Hill, Broad Brook, CT.

II. ATTENDANCE

Building Committee Members: Chairman Al Rodrigue, Jim Borrup, Dick Pippin, Joe Sauerhoefer, Tom Stremper and Jim Thurz.

Board of Education Members: Chairman Chris Mickey, Nicole DeSousa, Nick Mascata, George Michna, Scott Morgan, Patti Nelson and Cathy Simonelli

Also present were Denise Menard, First Selectman; Len Norton, Town Engineer/Director of Public Works; Roger Baker, Facilities Manager; Richard Labrie of Futures Education, Consultant to the East Windsor school system; Laura Foxx, Principal of the Broad Brook School and Jason Bowsza, Board of Selectmen liaison to the Building Committee. Speaking via cell phone was Theresa Kane, Superintendent of Schools.

III. PREVIOUS MINUTES:

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Pippin, it was **VOTED:** to approve the minutes of October 14, 2014.

In Favor: Unanimous

IV. UNFINISHED BUSINESS:

1. DISCUSSION – BROAD BROOK SCHOOL MODULAR CLASSROOMS

Richard Labrie said that they opened the bids on the rebid last week. They had three bidders. All of them could meet the time line but they were still high and over budget. Mr. Labrie distributed packets of information regarding the modulars and briefly went over each page. He noted that Mod Space was the low bidder. That is who they negotiated with. The cost that was approved by the State is about three million. Mr. Labrie said about two and a half years ago the

premise was that the Board of Education would absorb the difference from their budget. They gave us a figure of \$106,368 per year for debt services on the bond. The State reimbursement would be about 56%. That would be about 2.1 million dollars that the State would pick up and the Board of Education amount would be about 1.5 million. Six months later the State said their portion would be 57.86%. The resulting annual payment would be \$105,729. That is a little under where they thought they would be on the debt service.

Mr. Labrie noted that since the bids came in higher than what they can afford, they went back to Mod Space and negotiated with them to bring the price down by \$149,973 for a total of \$3,230,817. That is what the Board of Education can afford.

Mr. Labrie referred to a copy of the floor plan of the 10 classrooms. He said they don't have enough to build all 14 classrooms. They will be replacing the 8 existing classrooms with these 10. He said in talking with the Board of Education it made sense if they were to divide some of the rooms with accordion style dividers. Mr. Labrie referred to a second floor plan showing where the original 10 classrooms could be divided into 14 classrooms. He said if needed they could later go back to the full size rooms.

Mr. Labrie referred to a letter from Mod Space with a list of value engineering items that they were able to do to lower the cost by \$149,973. He went over the items which were discussed. One of the items was landscaping. Mr. Labrie said they would be going with grass instead. Mr. Norton noted that landscaping was part of their site plan. He said if plantings were shown on the site plan, they might need to go back to the Planning & Zoning Commission. Mr. Thurz felt that they were just cutting corners. Mr. Mascata said they have an approved budget that they have to stick with.

Further discussion took place regarding dividing the 10 classrooms into 14. First Selectman Menard said the referendum that was approved called for 14 separate modular classrooms. That is what the bond counsel said it needs to be. Mr. Mascata said this meets the intent of the 14 individual classrooms. Ms. DeSousa said they are all connected. Dr. Kane via cell phone said the classrooms are separate once the dividers are in. She said having dividers rather than supporting walls gives them more flexibility. She said having some smaller rooms is a benefit. They can have two separate things going on. Mr. Sauerhoefer felt that could make it difficult for the students to concentrate. He said if the Town voters approved 14 modulsars someone needs to clarify. He said

the Board of Education needs to make that decision. Dr. Kane noted that the Board of Education unanimously approved the 14 classrooms at a meeting last week. Ms. Menard said she will get a legal clarification on the 14 classrooms.

A Motion was made by Mr. Sauerhoefer to approve this pending bond counsel and legal approval. After some discussion he rescinded his motion.

Ms. Menard noted that the Building Committee has the final say on the project itself, not the funding. One of the Board of Education members said it will greatly improve the current situation of the classrooms.

Upon **MOTION** by Mr. Stremper; Seconded by Mr. Borup, it was **VOTED:** to award the bid entitled Classroom Additions Broad Brook Elementary School to Mod Space of Middletown, CT for Alternate 1 at a cost of \$3,380,790 and value engineering credits of \$149,973, as specified in their letter of November 24, 2014, for a net contract amount not to exceed \$3,230,817, based on the recommendation and approval by the Board of Education. Furthermore, to authorize the Chairman to negotiate and execute any/all documents necessary to effect this vote.

In Favor: Stremper; Borup; Pippin; Rodrigue

Opposed: Sauerhoefer; Thurz

2. DISCUSSION – RENOVATIONS TO THE MIDDLE SCHOOL NURSE’S OFFICE

Mr. Baker said the only new thing to report is that there is a revised invitation to bid on January 12th. The CIP has approved \$40,000. It was noted that one of the Building Committee members will be at the bid opening.

At this point in the meeting, the joint portion of the meeting was closed.

V. FINANCIAL

Nothing to report.

VI. NEW BUSINESS:

**1. DISCUSSION – PLAN OF CONSERVATION & DEVELOPMENT
(POCD)**

This was tabled.

2. CALENDAR FOR MEETINGS IN 2015

After a brief discussion it was suggested that the Building Committee come up with a schedule of meetings for 2015 for the third Tuesday of each month starting at 5:30.

VII. INFORMATION

None

VIII. TOPICS FROM THE FLOOR:

None

IX. PUBLIC PARTICIPATION:

Jason Bowsza said speaking as a citizen of East Windsor he is grateful for the work that the Building Committee does. He said it is good to have professionals in their fields and he appreciates it.

X. ADJOURNMENT:

Upon **MOTION** by Mr. Sauerhoefer; Seconded by Mr. Pippin, it was
VOTED: To adjourn at 6:40 p.m.
In Favor: Unanimous

Respectfully submitted,
Marlene Bauer, Recording Secretary