

**EAST WINDSOR PERMANENT BUILDING COMMISSION  
EAST WINDSOR, CONNECTICUT'**

**MINUTES OF AUGUST 28, 2017 REGULAR MEETING**

**I. TIME AND PLACE OF MEETING**

The meeting was called to order by Chairman Al Rodrigue at 5:45 p.m. at the East Windsor Town Hall, 11 Rye Street, Broad Brook, CT.

**II. ATTENDANCE**

Present: Building Commission Members: Chairman Al Rodrigue, Skip Kement, Dick Pippin, Joe Sauerhoefer, Tom Talamini and Jim Thurz.

Also present: Jim Guiliano and Jason LaFleur, both of Construction Solutions Group; and Kathy Pippin, Board of Finance member.

**III. PREVIOUS MINUTES:**

Upon **MOTION** by Mr. Sauerhoefer, Seconded by Mr. Thurz, it was  
**VOTED:** To approve the minutes of July 24, 2017.  
**In Favor:** Unanimous

**IV. UNFINISHED BUSINESS:**

**1. UPDATE ON COMPLETION OF THE CONTRACT FOR THE BROAD  
BROOK SCHOOL MODULAR CLASSROOMS**

Mr. Sauerhoefer reported that the tile was shipped in and it doesn't match. He said they met Tim from ModSpace out there two weeks ago and they went over the concrete. He said when they cut the concrete some of the panels were damaged. There was splash-off from the cutting. They attempted to clean the tiles and it is worse now. Mr. Sauerhoefer said we were waiting for the new tiling hoping it would be the same but it wasn't. He had samples of both tiles for the Commission members to look at. The new hallway tiles don't match the classroom tiles. He called Armstrong and were told that there could be some variations. One was made in Pennsylvania and the other was made somewhere down South.

Mr. Sauerhoefer said on Friday he, Jim Guiliano and Theresa Kane came up with what is not done. He said they were promised a punch list. He said there are 12 pallets of these tiles at Public Works. Mr. Rodrigue asked him to find out how many boxes there are and get a confirmation that there is enough to do both the hallway and the

classrooms. He asked if he can get a positive response from Tim as to when they are going to do the work. Mr. Rodrigue said the punch list was not done because of the sub-contractors. Mr. Guiliano said Tim had informed him that if there are 300 boxes of tiles there should be enough to do the hallways and the classrooms. Mr. Sauerhoefer said it has been 4 months trying to get someone to get the heating straightened out.

Mr. Guiliano said his suggestion would be to have an attorney draft a letter to send a strong message to ModSpace. He said we need someone to fix the flooring, the concrete, sidewalks. If we don't have enough retention, bill the rest. Mr. Rodrigue suggested sending the same letter to put the bonding company on notice and say their contractor is not performing according to the contract. He also suggested sending a letter to the corporate office. He said they have to be given the ability to come back and do the corrective work. Mr. Sauerhoefer said we put them on notice last year. We told them they needed to be done by August 15<sup>th</sup>. Mr. Pippin said when the letter is drafted, give it to Jason Bowsza and himself. He will get it to the Town Attorney.

Upon **MOTION** by Mr. Talamini, Seconded by Mr. Thurz, it was  
**VOTED:** To authorize Jim Guiliano of CSG to draft a letter to the Town Attorney,  
giving all of the documentation.  
**In Favor:** Unanimous

## **2. EAST WINDSOR MODDLE SCHOOL ROOF**

Mr. Sauerhoefer said the roof is on schedule. We under-budgeted on the decking replacement. We ended up overlaying on the old decking. The tiles were tied to the old decking. He said we are now in good shape. It should be wrapped up by October. Some of the work will be done when the kids are in school.

Mr. Guiliano said we will need the next payment requested from Imperial. Mr. Sauerhoefer said that should be the last one.

## **3. ALLIANCE GRANT – BROAD BROOK SCHOOL WINDOW PROJECT**

Mr. Sauerhoefer said they about wrapped up everything. They had some discrepancies with the dumpster but it is being taken care of. Mr. Sauerhoefer said they were a little slow on this project but they did a nice job. It was done under budget. He said we are all caught up on the abatement money.

## **FURTHER DISCUSSION REGARDING BROAD BROOK SCHOOL MODULAR CLASSROOMS:**

Further discussion took place regarding the sidewalks. It was felt that someone needs to be responsible. Someone needs to look at the quality. None of it is acceptable. Mr. Pippin said they need someone independent with credentials. He said this could end up in court. Mr. Sauerhoefer said we gave them 17 spots that were damaged. He said this board needs to decide what is acceptable. Mr. Talamini said we didn't have a supervisor here to supervise the work.

**VI. NEW BUSINESS**

Mr. Sauerhoefer said CIP hasn't met. Everyone on CIP's term will expire on August 31<sup>st</sup>. We need to wait until everyone is reappointed.

**VII. INFORMATION**

Mr. Sauerhoefer noted that the flooring at the town hall is getting done. There is asbestos and they will abate it in 3 weekends.

**VIII. TOPICS FROM THE FLOOR**

None.

**IX. PUBLIC PARTICIPATION**

No one came forward to speak.

**X. ADJOURNMENT**

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

Seconded by Mr. Thurz, it was

Respectfully submitted,

Marlene Bauer, Recording Secretary