

TOWN & SCHOOL BUILDING COMMITTEE MINUTES

April 11, 2019 – 7:30 pm
Town Hall Meeting Room

1. **CALL TO ORDER** -- A meeting of the East Granby Town & School Building Committee was held at the Town Hall Meeting Room. Chairman Jim Hayden called the meeting to order at 7:34 pm. In attendance were Jim Hayden, Bob Ravens-Seger, Tim Butler, Rick Granger, and John Ziobro. Absent were Jim Velleman and Mark Porter.

Also present were Lorri DiBattisto from DiBattisto Associates LLC, and Dr. Patricia Charles from the Board of Education.

2. **PUBLIC COMMENT** -- none

3. **CORRESPONDENCE** -- none

4. **MINUTES** – It was noted that on page two, paragraph three, the word “units” needed to be added to the end of the first sentence. T Butler made a motion to accept the March 28, 2019 minutes as amended. Seconded by R Granger.
Motion Approved Unanimously.

5. **OLD BUSINESS**

- a. **Allgrove Electrical Engineering Study** – Lorri DiBattisto, who was engaged by the Board of Education to conduct an electrical engineering study at Allgrove School, gave an in-depth presentation about the three HVAC design concepts her company developed, and which the Committee is reviewing for possible implementation. She addressed electric loads, costs to install, longevity estimates, maintenance, current systems, and information she had developed with Eversource.

She stated that she has a site meeting with Eversource on April 17, 2019 to further evaluate the project and potential unit locations. P Charles stated she would attend that meeting; and they both stated that they would address questions the Committee had during the presentation. She will return to the next Committee meeting with a report.

- b. **Project Update** – J Hayden stated that the paving of the Town Hall campus and Center Street is going to start on April 15, 2019.

He asked the Committee to consider whether paving the road to the RCC should be part of the road paving project. Until now, free millings have been used to fill holes and keep the dust under some control. But the millings are no longer free; and any plan for the future would be implemented at a cost. He

stated that Ed Hubbard, DPW Supervisor, indicated that a two-inch binder coat could be put down to the oil recycle area for an approximate cost of \$25,000. T Butler made a motion to add considering paving the RCC road to the meeting's agenda under New Business as 6d. J Ziobro seconded. **Motion Approved Unanimously.**

P Charles stated that the roof project was not approved by the State as of April 10th; and thus, there was no project number given. She further stated that the problem cited by the State was caused by them not informing the consultant, the architect, or herself at any of the prep meetings that one of the cost computations for the Middle/High School roof needed to be made in a particular way. Since the State recognizes that the problem was their fault, all the data has been resubmitted including that redone cost computation; and she is expecting to hear in the next day or two from the State as to whether they will now give the Town a project number, or require that all the data be resubmitted in its entirety again in May.

She stated that she is also keeping the fact that we are a Choice District in the forefront of her discussions with the State because this would add bonus points to the projected 40.71% reimbursement.

- c. **Project Timeline Review** – The timeline for the roof project is currently about 2 weeks behind as consultant Roger LaFleur stated last week. If the State decides to require that the entire project be resubmitted in May, that will certainly affect the timeline negatively.

6. NEW BUSINESS

- a. **Review and Award Project Manager RFP** – Two companies, both qualified, submitted bids for Project Management of the Roof Replacement Project on April 1, 2019:

Collier International in Madison, Ct. -- \$78,400 total for services
PM Resources, LLC in Canton, Ct. -- \$80,000 total for services

J Hayden stated that because this was a bid for professional services, the Town was not required to take the lowest bid. He also stated that although the State requires four bids, the Town would very likely be granted a waiver because every required effort was made to get more than the two bids. There was a general discussion, including the fact that the Town's consultant for the project to date has been Roger LaFleur from PM Resources, LLC; and that his familiarity with the project would be an asset. R Granger made a motion to award the Project Management Contract to PM Resources, LLC. B Ravens-Seger seconded. **Motion Approved Unanimously.**

- b. **Next Meeting Date** – April 25, 2019 at 7:30 pm.

- c. **Approve Bills** -- There was a list of bills handed out to be reviewed for approval:

Signs Plus	\$100
Barbara Marsele	\$150
Arrow Concrete	\$3,368
Hartford Courant	\$343.60
Galasso Materials	\$2,206.31
Jack Farrelly Company	\$246.18
Tri-County Contractors	\$1,380

R Granger made a motion to approve all the bills as listed. Seconded by B Ravens-Seeger. **Motion Approved Unanimously.**

- d. **Consider Paving RCC Road** – There was a brief summary of the prior conversation about this. J Ziobro made a motion that a sum of not more than \$25,000 be used to pave the RCC road. B Ravens-Seeger seconded. **Motion Approved Unanimously.**

7. **PUBLIC COMMENT** -- none

8. **ADJOURN** – R Granger made a motion to adjourn the meeting at 9:14 pm. Seconded by B Ravens-Seeger. **Motion Approved Unanimously.**

Respectfully submitted,
Barbara A. Marsele
Committee Clerk