

# TOWN & SCHOOL BUILDING COMMITTEE MINUTES

## SPECIAL MEETING

September 19, 2019 – 6:30 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 6:32 pm. In attendance were Jim Hayden, Bob Ravens-Seger, Tim Butler, Jim Velleman, Rick Granger, and Mike Malloy (left at 7:20 pm). John Ziobro was absent. Roger LaFleur, Project Manager was also present.
2. **PUBLIC COMMENT** -- none
3. **CORRESPONDENCE** – none
4. **MINUTES** – Bob Ravens-Seger made a motion to accept the September 5, 2019 minutes as presented. Seconded by J Velleman. **Motion Approved** – In favor: Hayden, Ravens-Seger, Velleman, Malloy, Granger. **Abstained** - Butler
5. **OLD BUSINESS**
  - a. **Project Manager Report** – The roof at Allgrove has been completely ripped and a new roof installed. The metal cap and flashings have been installed and are complete. Stone gravel and tar will be applied in the next three weeks and the roof will be complete. The roof at the Middle/High School has been 100% ripped and the contractor has installed approximately 60% of the final cap sheet during the evening shift so as to avoid disruption to the school. The metal has been delivered and is being installed. The Town has received approvals from the CT CHRO Commission for the school project.

The Town Hall roof is complete. 100% of the Senior Community Center roof is re-shingled with carpentry continuing on the roof extensions. AVT has completed the roofing of the ambulance building and the gutters will be replaced over the next two weeks. AVT will begin work on the South End Fire House on September 23, 2019. They will also be installing the electric thermostatically controlled ventilation per the architect's direction. The committee continues to work with the architect regarding the final details of the Public Safety Complex façade and fascia.

R. LaFleur and the First Selectman reviewed expenditures. The Town Hall roof was \$50,000 over due to having to replace furring strips and plywood per discussion at our previous meetings. Overall town and school roofs are trending \$50,000 to \$100,000 over due to the town hall roof repairs and

reduced school reimbursement rates from the State. Overall, \$3,815,674 has been spent on road and roofs this year to date.

**b. Project Update – Roofs**

- i. Consider & Act Upon South End Fire Station Ventilation & Roof – R** Granger and Newgate Builders have evaluated the interior roof ventilation at the firehouse and come up with some recommendations that will resolve the issue.
- ii. Consider & Act Upon Public Safety Roof –** The committee will decide on the Public Safety Roof at the next meeting.
- iii. Consider & Act Upon Change Orders & Additions –** B Ravens-Seger made a motion to accept Eagle Rivet Change Order #1 in the amount of \$6680. Seconded by R Granger. This change order addresses fascia conditions, rot and rework at the front entrance canopy of the Community Center. **Motion Approved Unanimously.**

B Ravens-Seger made a motion to accept the bid from Newgate Builders in the amount of \$1935. Seconded by M Malloy. Newgate Builders will remove gable vents at the South End Firehouse and cut a new hole on the west side, replace screening on the north gable and cut out plywood areas between truss bays on the lower south roof of the day room to facilitate ventilation thus prolonging the expected lifespan of the new roof. **Motion Approved Unanimously.**

- c. Project Update – Roads –** J Hayden reported that drainage work is proceeding on Newgate Road in anticipation of installing the first coat of pavement this year followed by the crown or finish coat in the spring of 2020.
- d. Allgrove Air Conditioning/Electrical Engineering Update –** none
- e. Project Timeline Review –** J Hayden stated that the various projects are proceeding as planned. Roof work is expected to be completed by the end of October.

Mike Malloy left the meeting at 7:20 pm.

**6. NEW BUSINESS**

- a. Next Meeting Date –** October 3, 2019
- b. Approve Bills –** There was a list of bills reviewed for approval:

AVT – town hall roof	\$99,791.80
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Dufour – Copper Hill and Newgate surveyor work	\$ 4,100.00
Imperial – MS/HS progress payment	\$486,495.00
Maier Design – MS/HS and Municipal Building design and Municipal Buildings	\$ 3,912.06
Simmons – Stark Drive, Maize Lane driveway paving and shimming.	\$ 12,854.80

B Ravens-Seger made a motion to approve all the bills as listed. Seconded by J Velleman. **Motion Approved Unanimously.**

**7. PUBLIC COMMENT** -- none

**8. ADJOURN** – R Ravens-Seger made a motion to adjourn the meeting at 7:28 pm. Seconded by Tim Butler. **Motion Approved Unanimously.**

Respectfully submitted,  
James M. Hayden  
First Selectman