

TOWN & SCHOOL BUILDING COMMITTEE MINUTES

SPECIAL VIRTUAL MEETING

March 4, 2021 – 6:30 pm

1. **CALL TO ORDER** -- A virtual meeting of the East Granby Town & School Building Committee was held via Zoom and call-in. Chairman Jim Hayden called the meeting to order at 6:35 pm. In attendance were Jim Hayden, Bob Ravens-Seger, Tim Butler, Jim Velleman, Rick Granger, and John Ziobro. Mike Malloy joined the meeting at 6:52 pm. Jim Velleman left the meeting at 7:20 pm.

Also present were Roger LaFleur, Project Manager, Superintendent Melissa Bavaro-Grande from the Board of Education, and Ray Carlson, Buildings Supervisor.

2. **PUBLIC COMMENT** -- none
3. **CORRESPONDENCE** – none
4. **MINUTES** – B Ravens-Seger made a motion to accept the January 21, 2021 minutes as presented. Seconded by R Granger. J Ziobro and T Butler abstained, and the remainder were all in favor. **Motion Approved.**

5. **OLD BUSINESS**

- a. **Project Manager Report** – R LaFleur stated that there has been no change since the last meeting in the status of the pending school roof project State reimbursement.
- b. **Project Update – Roads** – J Hayden stated that Ed Hubbard, Director of Public Works, has updated the list of streets which will need road work and is finalizing the list of roads to be paved this year.
- c. **Project Update – Floydville Scour Remediation** – J Hayden stated that WMC is continuing the engineering work, which is about 50% complete.
- d. **Project Update Allgrove Air Conditioning/Electrical Upgrade** – R Carlson stated that the electrical service change work is continuing. It is going well and on track as planned.
- e. **Consider and Act Upon Allgrove AC RFP** – J Hayden stated that there were six bids opened on February 18, 2021. R LaFleur and R Carlson stated that they conducted a scope review with the lowest bidder, SAV-MOR Cooling & Heating Inc. They met all the requirements, satisfied all the questions during the review, and proposed to use Carrier units. R LaFleur contacted SAV-

MOR's references and was given a high recommendation by all. It was noted by SAV-MOR that there are utility rebates available for the purchase of the units from which the Town will benefit and which will be subtracted from the bid. The next lowest bidder had a bid almost \$20,000 higher than SAV-MOR. After full consideration, R LaFleur and R Carlson recommended that the Committee accept the SAV-MOR bid.

There were questions from M Malloy concerning whether multiple head units off one compressor were considered. R Carlson said that they were investigated early in the process but were not part of the RFP. There were also questions regarding the energy star rating and the SEER rating of the units by SAV-MOR. R LaFleur and R Carlson will address those questions with SAV-MOR.

R Granger motioned to accept the RFP base bid of \$79,000 from SAV-MOR Cooling & Heating Inc., conditionally pending confirmation of the energy star rating and the SEER rating of the proposed units as stated in the bid. Seconded by B Ravens-Seger. M Malloy opposed, and the remainder were all in favor. **Motion passed.**

B Ravens-Seger made a motion to accept the RFP Alternate bid of \$7,400 for three areas in addition to the base bid areas, also conditionally pending. Seconded by R Granger. M Malloy opposed and the remainder were all in favor. **Motion passed.**

6. NEW BUSINESS

- a. **Change Orders** – R Carlson stated that the electric service change is currently underway. The next requirement will be to bring the service change into the building for eventual distribution to the new units when installed. K Sacco Electric Inc., the project electric vendor, proposed increasing an existing electric panel from 125 amps by adding two new 200-amp panels. This would eliminate the need to totally reconstruct the 125-amp panel and install all new piping and wiring into the building. The two new panels would also provide extra space for anything else that might be done and for the future. The additional cost for the two new panels is \$14,649.55.

B Ravens-Seger made a motion to approve change order PC01 in the amount of \$14,649.55 as requested by K Sacco Electric Inc. for the installation of two 200-amp electric panels. Seconded by M Malloy. **Motion approved unanimously.**

- b. **Floydville Bridge Scour Project Mussel Survey** – J Hayden stated that he received a report from WMC, the engineers for the project, indicating that CT DEEP has identified three animal species of concern at the bridge (turtles, fish, and mussels). The turtles are not considered a significant problem as they can

be manually moved if need be. There will be a Fisheries consultation about the fish, Slimy Sculpin, to determine what, if anything, would need to be done. A site inspection for mussels when they emerge from hibernation in early May will be required by DEEP before they approve the project going forward. WMC has recommended Ethan Nadeau, a biologist and foremost authority on mussels in New England conduct the study. A biologist's report is required for the project to be approved by the State. If any federally endangered species are found, the project will have to stop until there is a consultation with the US Fish & Wildlife Service. While it is not anticipated that endangered mussels are in Salmon Brook, they have been seen in the Farmington River. WMC recommends that the Town contract directly with the biologist rather than doing so through them. The cost for the inspection and report is \$2,660.

B Ravens-Seger made a motion to approve a contract with Ethan Nadeau of Biodrawversity LLC for an inspection and report concerning mussels at the Floydville Bridge site for \$2,660. Seconded by M Malloy. J Ziobro abstained and the remainder were all in favor. **Motion approved.**

- c. **Next Meeting Date** – to be determined by the Chairman.
- d. **Approve Bills** – There was a list of bills reviewed for approval:

Dixworks	\$1,725.00
Bond Regulatory Financial Disclosures for BANS	
Hartford Courant	\$ 77.77
RFP Legal Notice	
Barbara Marsele	\$ 75.00
Committee Clerk	
WMC	\$6,300.00
Floydville Bridge Scour Engineering	

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

- 7. **PUBLIC COMMENT** -- none
- 8. **ADJOURN** – J Ziobro made a motion to adjourn the meeting at 7:35 pm. Seconded by B Ravens-Seger. **Motion Approved Unanimously.**

Respectfully submitted,
Barbara A. Marsele
Committee Clerk