

PUBLIC BUILDING COMMISSION  
Town Hall Engineering Conference Room  
EAST HARTFORD CT 06108  
April 4, 2024

PRESENT            Henry Pawlowski, Jr., Chair  
                     Gary Roy, Member  
                     John Murphy, Member  
                     Stephen Roczynski, Member  
                     Rich Kehoe, East Hartford Town Council Representative  
                     John Morrison, East Hartford Town Council Representative  
                     Chris Tierinni, Board of Education Representative

ABSENT            Angel Santiago, Member  
                     Marilyn Pet, Board of Education Representative

ALSO PRESENT    Steve Hnatuk, Deputy Development Director  
                     Robert Fitzgerald, Assistant Corporation Counsel  
                     Lewis Tamaccio, Project Manager- Sustainability  
                     Jessica Carrero, Durational Project Manager  
                     Justin Stanziale, Facilities Manager  
                     Alex Trujillo, DPW Director  
                     Greg Grew, Director of Inspection and Permits  
                     Mike Dell'Accio, Downes Construction Company

The meeting was called to order at 7:30 p.m. Chair Pawlowski performed a roll call to determine attendance.

**NOTE:** per the Town Charter, non-Board of Education projects before the Public Building Commission do not require Board of Education representative members.

APPROVAL OF MINUTES

January 18, 2024 Meeting

MOTION            By Rich Kehoe  
                     seconded by John Murphy

to **approve** the January 18, 2024 minutes of the Public Building Commission meeting with the necessary corrections. (s/b Gary Roy instead of Gary James Roy).

Motion carried 7/0

PUBLIC PARTICIPATION - None

NEW BUSINESS - None

**Church Corners Inn – 860 Main Street**

Church Corners Inn located at 860 Main Street is a mixed-use Rooming House and Commercial Building located in the Central Business District (B5 – Downtown East Hartford) and is adjacent to the U.S. Post Office building and one block from Town Hall. The site consists of 0.40 acres and is a 4-story building of 24,820 square feet, of which 6,000 square feet is ground floor commercial space. The upper floors of the building consist of a 53-unit rooming house with the first floor occupied by a 6,000 square foot restaurant. The Town acquired the property in January 2023.

- The Town obtained a grant for \$2.5 million
- Sell property prior to renovation
- Parent company for developer is Parker Benjamin
- Reimbursable grant
- Terms of grant – spend \$760,000.00 on demolition
- Save façade of building – only gut internally  
Working on terms of agreement with Parker Benjamin  
Historian and engineering consultants to do the constructional engineering of the building – need to add-on to the building to accommodate side stairwells/elevator shafts. Architectural Consultant – full scale side of building

**DPW Facility Improvements**

The following is a brief summary of the project.

- The design of the improvements planned for the DPW facility is being developed in conjunction with representatives from the East Hartford Department of Public Works. The project design & civil engineer team includes professionals from Weston & Sampson.
- The previous administration proposed a phased approach to the Town Council for necessary improvements to the DPW Facility located on Ecology Drive.
- The improvements will allow for safer working conditions for the DPW staff and create more efficient work areas.
- The initial phases include modular facilities (to include male/female bathrooms, rest area, meeting room and showers), construction of a new Highway Storage Garage and the demolition of the existing highway garage. Once the existing garage is demolished, the retaining wall will be shored up to prevent any further erosion.

- The original plan to retrofit the existing sanitation garage for use by the Fleet Shop is on hold while a more permanent solution is developed.
- The cost of the initial phases of construction are estimated to cost approximately \$2-3 million.

### **Town Hall MEP Improvement Project**

The following is a brief summary of the project.

- The design of the new building was developed in conjunction with representatives from the East Hartford Town Hall departments. The project architect is BVH Integrated Services, a Salas O'Brien Company and the onsite project management team is from Downes Construction Company.
- Project Summary: The Town Hall Renovation Project has modernized the building's HVAC and electrical systems. New mechanical roof top units, chiller, boilers, Fan Coil Units, EPDM roofing, and limited structural and architectural improvements associated with the mechanical, electrical, and plumbing upgrades have been completed. The main elevator has been modernized. Plumbing finishes and fixtures in the basement bathrooms have been replaced. Sitework included new utility connections and improvements to the front stairs and walkway.
- Mechanical, Electrical and Plumbing upgrades are complete, with the exception of the chiller install. Ceiling grid, flooring, fan coil unit installation, millwork, the hot water system is also complete. The heating system and all life safety systems are operational. Testing and balancing on the chilled water system has been completed. With chiller manufacturing delays, this installation is expected to be completed in late April. The chilled water system installation and completion will not impact anticipated substantial completion. The parking area for this installation can be safely blocked off from the rest of the parking lot.
- The Town Clerk was moved back to their space in early March, with the support of the IT and Facilities staff working from temporary locations. The furniture move-in is currently underway and the balance of Town of East Hartford staff are expected back by the end of April.
- Phase 1 is completed and the Town will have to sign off.

From a procedural and paperwork standpoint, this group will not act but before the project is signed off on as final complete, this group will vote and approve.

### **OLD BUSINESS**

None

### **Payment of Clerk**

MOTION By Henry Pawlowski, Jr.,

seconded by Rich Kehoe  
to pay the clerk for tonight's meeting.  
Motion carried 7/0

#### ADJOURNMENT

MOTION     By Rich Kehoe  
              seconded by John Murphy  
              to adjourn at 8:14 p.m  
              Motion carried 7/0

**Submitted by Juliet Relph, Clerk**