

*Robert J. Bess*

2019 SEP 10 A 2:08

PUBLIC BUILDING COMMISSION

East Hartford Town Hall

TOWN CLERK  
EAST HARTFORD

740 Main Street, Welling Conference Room, 2<sup>nd</sup> Floor

September 4, 2019

**PRESENT** Henry Pawlowski, Jr., Chair  
Travis Simpson, Vice Chair  
Fady El-Hachem, Member  
John Murphy, Jr. Member (arrived 5:34p.m.)  
Tom Rup, East Hartford Board of Education Representative (left 5:45p.m.)  
Rich Kehoe, East Hartford Town Council Representative (arrived 5:32p.m.)  
Caroline Torres, East Hartford Town Council Representative

**ALSO PRESENT** Marcia A. Leclerc, Mayor  
Michael Walsh, Finance Director  
Eileen Buckheit, Development Director  
Tom Baptist, Interim Public Works Director  
Ted Fravel, Parks & Recreation Director  
Chris Williams, Christopher Williams Architect  
Portia Elmer, Christopher Williams Architect  
Ben Whittaker, Facilities Director, East Hartford Public Schools

**ABSENT** Antonio Matta, Member  
Bryan Hall, East Hartford Board of Education Representative

The meeting was called to order at 5:30 p.m.

APPROVAL OF MINUTES

August 13, 2019 Special Meeting/Senior Center Tour

**MOTION** By Fady El-Hachem  
seconded by Hank Pawlowski  
to **approve** the August 13, 2019 special meeting minutes of the  
Public Building Commission.  
Motion carried 4/0. **Abstain:** Torres

August 13, 2019 Regular Meeting

**MOTION** By Fady El-Hachem  
seconded by Hank Pawlowski  
to **approve** the August 13, 2019 Regular meeting minutes of the  
Public Building Commission.  
Motion carried 4/0. **Abstain:** Torres

## PUBLIC PARTICIPATION

None

## NEW BUSINESS

### Legislative Update

Chair Pawlowski reported that, according to information received from Shipman and Goodwin, a prominent Hartford law firm, the July special legislative session made several revisions to statutes specifically related to school construction grant projects. One notable change, effective immediately, is a new requirement that a school building committee must include at least one member who has experience in the construction industry.

### Local Plan Review and Sign-off on "Request for Review of Final Plans Form SCG-042, Silver Lane School "Main Building" Roof Replacement State Project# 043-0242 RR

Ben Whittaker, Director of Facilities for the East Hartford Public Schools, gave a brief overview of the roof replacement project for the main building of Silver Lane School. The main building was constructed in 1928 and the roof installed in the 1970's. There is approximately 5,300 square feet of roofing. At this point, the project is ahead of schedule (completion in 2020) with a total budgeted cost of \$166,934, the state reimbursement of 76.43% and local share budget of \$47,000.

MOTION By Fady El-Hachem  
seconded by Travis Simpson  
to **authorize** the Chair to sign Form SCG-042, Silver Lane School "Main Building" Roof Replacement State Project #043-0242 RR.  
Motion carried 7/0.

### Status Update:

Ben Whittaker provided the Commission with the following updates:

### East Hartford Middle School "C" Building Roof Replacement State Project# 043-0240 RR

The roof replacement project for the EHMS "C" building is completed and there are only minor punch list items to deal with. There were "0" cost add change orders for this project. The project was budgeted at \$550,000, about \$337,000 was the actual cost, which is not finalized yet, the state reimbursement of 76.43%, local share \$79,426 which is an estimate since it is not finalized yet, and the local share budget allocation was \$137,500.

### Stevens Alternative High School Flooring Abatement State Project# 043-0239 CV

This project included the abatement of all exposed asbestos as well as the floors of the building. There are only minor punch list items and there were "0" cost add change orders for this project.

The close out process is now underway. The total cost of this project is about \$312,275 which has not been finalized yet, the state reimbursement is 76.43% of \$300,000 but that has not been finalized, the local share is \$82,985 – also not finalized yet – of a total local share authorization of \$86,000.

*At this point, Tom Rup, East Hartford Board of Education Representative, left the meeting. Board of Education representatives are not required to be in attendance at PBC meetings if the order of business is Town Hall related.*

## OLD BUSINESS

### Senior Center – Review/Approve Architectural Drawings and Specifications

Architects Chris Williams and Portia Elmer presented the Commissioners the revised exterior of the new Senior Center. Using off-white textured siding and bronze-clad windows, the building had more depth and character than the previous renditions that had been present to the Commission. It was also mentioned that the landscape plan, which is not completed yet, will add another dimension to the exterior.

Chair Pawlowski stated that this building was in a 500-year flood zone, not a 100-year flood zone as he had originally thought.

Mike Walsh, Finance Director, provided the following costs associated with the Senior Center project:

Total cost \$6.8M – includes purchase price, furniture, architectural fees, etc.

#### Revenue sources:

- \$5M town bond
- \$900K Friends of Senior Center
- \$900K State Grant

#### Additional expenses:

- \$360K Construction delay
- \$ 50K Architectural costs
- \$ 10K Repricing
- \$400K Deficits
- \$300K New exterior costs

\$1.1M

MOTION      By Travis Simpson  
                  seconded by Rich Kehoe  
                  to **approve** the architectural drawings and specifications for the town's new Senior Center as presented, including the revised drawings of the exterior of the building.  
                  Motion carried 6/0.

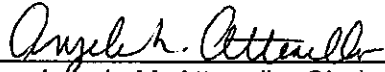
Payment of Clerk

MOTION      By Fady El-Hachem  
                 seconded by Travis Simpson  
                 to **pay** the clerk \$100.00 for tonight's meeting.  
                 Motion carried 6/0.

ADJOURNMENT

MOTION      By Fady El-Hachem  
                 seconded by Caroline Torres  
                 to **adjourn** (6:10 p.m.).  
                 Motion carried 6/0.

Recorded by:

  
Angela M. Attenello, Clerk