

**SPECIAL MEETING
PUBLIC BUILDING COMMISSION**

**WEDNESDAY,
FEBRUARY 24, 2010**

A Special Meeting of the Public Building Commission was held on Wednesday, February 24, 2010, at the East Hartford Board of Education Administrative Offices, 1110 Main Street, East Hartford, CT. The meeting was called to order at 5:30 P.M. by Chairman Daniel DePietro.

PRESENT Daniel DePietro, Chairman, Public Building Commission
Richard Domler, Jr., Vice Chairman, Public Building Commission
Rich Kehoe, Chairman, Town Council, Member, Public Building Commission
Travis Justin Simpson, Member, Public Building Commission
Susan Skowronek, Member, Public Building Commission
Robert Damaschi, Member, Public Building Commission and Board of Education

ALSO PRESENT Al Costa, Director of Facilities
Bryan Hall, Facilities Committee Chairman
Jeffrey Currey, Member, Facilities Committee
Anita Morrison, Member, Facilities Committee
Ram Aberasturia, Member, Board of Education
Marcus Oladell, IV, Member Board of Education
John R. Victorick, J Associates, Architects

MOTION By Richard Domler, Jr.
Seconded by Travis Simpson
To approve the Minutes of January 28, 2010
Motion unanimously carried.

GOODWIN AND O'CONNELL SCHOOL ROOF REPLACEMENT PROJECTS

Mr. Costa noted that the application for a roof pitch waiver to the State Department of Education for the built-up roof design option was rejected. The State Department of Education felt we did not have a hardship for designing a ¼" pitch in lieu of a ½" pitch, further stating no significant structural changes needed to be made to the existing buildings to build the ½" design. Mr. Costa reminded the committee there was no cost benefit in going with the ½" pitch design as the Truss Roof design was almost equal in cost and at twice the life expectancy. Further, he and Mr. Victorick, project architect informed the committee that the East Hartford Building Department has one outstanding item in their plan review. Specifically, the area (size) of the building does not have fire walls in the existing corridors. The Building Official has raised the question of if Fire Walls are in fact required due to the roof project. It is our position that we are not altering or affecting the existing space below the new attic. Therefore, we believe the code specifically states that we do not need to comply with the current area requirements for that existing space. Mr. Victorick believes we have designed the roofing project correctly and noted the roof structure is all code compliant. We will be meeting with the Building Official again to discuss this matter. Mr. Costa stated that if fire walls will be required in the hallways it will change this project from a roof project to a code project. A re-application to the State Department of Education would be required as well as a re-authorization by the Town Council and possibly the voters seeing the scope of the project would be changed.

**SPECIAL MEETING
PUBLIC BUILDING COMMISSION**

-2-

**WEDNESDAY,
FEBRUARY 24, 2010**

Mr. Simpson, PBC member, believes there is a significant problem in the Building Department. He agreed with the architect and a roof project should not trigger any code work inside the existing building. He expressed frustration that the Building Department has created an impact on development and that is why many businesses are not interested in East Hartford.

Mr. Costa recommended that the Committee approve the final plans for a truss roof project and forward to the Board for its approval at their March 1st meeting. Once the matter raised by the Building Department is concluded we will take action as appropriate. If it is determined the fire walls are not required we will submit plans along with the proper forms to the State Department of Education. Under that scenario we would expect construction bids to be received by April 5th, and then reviewed by Facilities and PBC. Hopefully, construction could begin by mid-June and completed over the summer.

Public Building Commission members reviewed the final plans with Mr. Victorick.

MOTION

By Travis Simpson

Seconded by Richard Domler, Jr.

To approve final plans for the Goodwin and O'Connell schools roof replacement projects and authorize PBC Chair to sign off on ED042 (Request for Review of Final Plans)

Motion unanimously carried.

OLD BUSINESS

Mr. Simpson requested an update on doors on the new addition to Town Hall. Mr. Kehoe responded to his request.

NEW BUSINESS

MOTION

By Robert Damaschi

Seconded by Richard Domler, Jr.

To authorize payment to the Clerk for February 24, 2010 meeting.

Motion unanimously carried.

Chairman DePietro questioned why the PBC "draft" Minutes were not placed on the Web site. Mr. Costa will research this concern.

MOTION

By Richard Domler, Jr.

Seconded by Rich Kehoe

To adjourn the Special Meeting of the Public Building Commission (6:25 P.M.)

Motion unanimously carried.

Recorded by:

Donna Fitzgerald