

PUBLIC BUILDING COMMISSION

APRIL 27, 2009

A meeting of the Public Building Commission was held on Monday, April 27, 2009 at the East Hartford Board of Education Administrative Offices, 1110 Main Street, East Hartford, CT. The meeting was called to order at 7:02 P.M. by Chairman Daniel DePietro.

PRESENT Daniel DePietro, Chairman, PBC
Richard Domler, Jr., Vice Chairman, PBC
Valentine Povinelli, Jr., Public Building Commission
Rich Kehoe, Chairman, Town Council
Pat Harmon, Town Council Member

ALSO PRESENT Al Costa, Director of Facilities
Robert Damaschi., Chairman, Facilities Committee/BOE and PBC
Board Representative
Karen Howe, Member, Facilities Committee/BOE
Anita Morrison, Member, Facilities Committee/ BOE
Marcus Oladell, IV, Member BOE
John R. Victorick, J Associates, Architects

MOTION By Richard Domler, Jr.
Seconded by Valentine Povinelli, Jr.
To approve the Minutes of February 17, 2009
Motion carried. Abstain: Pat Harmon

Review Final Plans and Specifications for Goodwin and O'Connell School

Mr. Costa gave background information to the Committee on the Goodwin and O'Connell Schools roof replacement project. He stated the firm of J Associates, Architects, have been doing a yeoman's job to get the project design completed to this level.

After the last meeting of the Committee, it was the consensus of the Committee to out to bid for trussed roofs and BUR systems. After meeting, we provided the building officials with plans and the EDO42 which is the State Department of Education local sign-off form. Our first challenge was at the local Engineering Department level where additional engineering comments delayed us from going to P&Z on April 8th. In terms of the local Building officials, we did get approval from the Fire Marshal's office and Health Department on the EDO42 sign-off, however the Building Department informed us that within a section of the building code it was their interpretation, that because combustible truss materials would be placed on the building, that it would require the construction of interior fire walls within the interior of building. Because this was a different interpretation than with past projects, we contacted the State Building Inspector's Department and learned their interpretation was not the same. After further discussion with the local Building Official and based on the interpretation of the code, we will be required to use fire retardant trusses or metal trusses within the truss roof design option. Due to the delays in obtaining local plan approval, and now knowing what will have to be installed as it relates to the trusses, regrettably we cannot begin this project this summer.

J Associates has continued to work to finish the final design of both options and he has put together new numbers for fire retardant trusses as well as and metal trusses. Mr. Costa has suggested to keep moving forward to finalize the design both ways and get through the approval process in the next two months and put the roofs out to bid by the end of the calendar year. This should also allow us to benefit from the school construction stimulus funds by that time, if we need to use them for either of these projects.

Mr. Victorick stated if we opt to go with fire retardant trusses, we will have to treat all of the wood, catwalk, decking, etc. Any metal would have to be galvanized. This will increase costs by 20 percent.

Mr. Kehoe asked why the State ruled differently. Mr. Victorick stated the Town is saying the existing building materials are non-combustible. Since we last spoke with the Town Building Official, her interpretation is that we will not have to construct interior fire separation walls to the existing building – this particular problem will be resolved with the use of fire retardant trusses or metal trusses.

In summary, Mr. Costa recommended the following, (1) to continue to proceed with both designs as discussed on February 17; (2) proceed to Planning & Zoning May 13; (3) in the next month or two, get all local approvals, (4) go out to bid in December and secure contractor by January.

Messrs. Povinelli and Kehoe asked Mr. Costa to clarify the bond dollars available. Ms. Morrison asked Mr. Costa to find out exactly what the State reimbursement amount would be.

MOTION By Val Povinelli, Jr.
Seconded by Rich Kehoe
To allow J Associates to continue with design with fire retardant trusses as well as the second option of a built-up roof for both O’Connell and Goodwin schools. All wood structures within the attic would be fire retardant.
Motion unanimously carried.

OLD BUSINESS - None

NEW BUSINESS

MOTION By Rich Kehoe
Seconded by Pat Harmon
To authorize payment to the Clerk for February 17, 2009 and April 27, 2009 meetings.
Motion unanimously carried.

MOTION By Rich Kehoe
Seconded by Val Povinelli, Jr.
To adjourn the meeting of the Public Building Commission (7:52 P.M.)
Motion unanimously carried.

Recorded by:
Donna Fitzgerald