

Town of Eastford  
Building Committee  
Minutes  
Tuesday, March 3, 2020  
6:30 PM

Present: P. Torcellini (Chair), J. Trowbridge, R. Torcellini, M. Sheldon, D. Leake (Superintendent)  
Absent: G. Carabeau, T. DeJohn, R. Ellsworth

1. P. Torcellini called the meeting to order at 6:35PM.
2. The committee discussed the fact that no bids were received for the project.
3. The committee discussed alternative actions that should be considered given that the steam portion of the heating system is in need of significant repairs this summer. In anticipation of the project, needed repairs have been deferred in several areas including the kindergarten and the middle school rooms. This is in addition to repeated pipe failures this winter in the middle school that had to be replaced to keep the system operational.
4. The committee reviewed the amount of money that is specifically targeted for the heating system. Depending on the final payment to CMTA, there should be at least \$500 left in the contingency account and \$82,000 in the capital project allocation. A breakdown of costs is as follows:

**Total Available for project: \$190,000**

\$30,000 BOE 2018-19 BOE budget

\$160,000 2019-20 Capital project includes:

- \$78,000 BOE/Town designated reserve account
- \$82,000 remainder of approved capital project

**Spent/encumbered to date: \$107,500**

\$30,000 - BOE budget to EMCOR

\$48,000 - BOE Reserve account to EMCOR

\$29,500 - BOE Reserve account to CMTA (This could change depending on final payment to CMTA)

**Remaining funds: \$82,500**

\$500 – BOE/Town designated reserve account (This could change based on final payment to CMTA)

\$82,000- Town Capital Project

5. After reviewing the current situation of the heating system and the amount of dollars needed, the committee decided that all the rooms that are still connected to the steam heat system needed to be connected to the existing hot water boiler this summer. They did not feel it was worth the risk, given the issues that were occurring this winter, to wait any longer. The replacement of the boiler would need to wait until the following summer and the approval of additional capital funds.
6. Based on their review, the committee made the following motion: *To recommend to the Board of Selectmen that they approve moving forward with a single-source, design-build repair project and that the Board of Selectmen approve the allocation of up to \$17,000 of additional dollars to this repair project.* The motion passed unanimously.

7. The committee also recommended the following actions:
  - a. P. Torcellini will contact EMCOR to determine whether this repair project is feasible this summer and, if so, the estimated costs of doing this project.
  - b. J. Trowbridge will review the current 2020-21 Long Term Request that was presented to the BOS at the LOCIP meeting and recommend that the request remain, but the purpose be modified to become: Replacement of the existing hot water boiler. The current request is as follows:

**2020-2021—Steam to Hot Water Project Phase 2**

*In 2019-20 a portion of the steam system was converted to hot water as part of a major repair project due to failure of steam lines in non-repairable locations. An engineer was hired to design the system that would be needed to complete the conversion from a steam to hot water system. The estimated additional dollars to complete this project is **\$170,000.***

8. The next committee meeting is scheduled for March 17 at 6:30PM.
9. The meeting was adjourned at 7:35PM.