

Town of East Haddam
Municipal Office Building Committee
November 12, 2015
Adopted 11/19/2015

1. CALL TO ORDER

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, November 12, 2015, at 7:00 p.m. at the Grange Hall.

2. Attendance and Appointment of Alternate(s)

Meeting Attendance: Craig Mansfield, Roy Parker, Edward Blaschik, Erik Dill, Phil Barlow, Chuck Smith, Denise Dill, Ray Wiley--O&G Industries , Jared Smith Fuss & O'Neill, Jared Magoon- Silver-Petrucelli and Assoc and Ruth Ziobron-Recording Secretary.

Absent Member(s): Karan Conover, Vincent Garofalo, David Morrison.

Mr. Barlow was seated for Mr. Garofalo.

3. Approval of Agenda

Motion by Mr. Blaschik to approve the agenda. Seconded by Mr. Smith and unanimously passed.

4. Approval of Meeting Minutes

A. October 22, 2015

Motion by Mr. Blaschik to approve the October 22, 2015 meeting minutes with the following changes:

-Add Blaschik to abstain for approval of October 12th minutes and Favor to October 15th minutes.

-Include Chuck Smith's arrival "(arrived @7:15 p.m. during discussions of Silver Petrucelli update)"

- After "design development" throughout, add "phase"

Second by Mr. Parker and unanimously passed.

5. New Business

A. Fuss and O'Neil review of proposal

Jared Smith overviewed work by Fuss & O'Neil on site since 2009. Surveys have been performed for asbestos, lead and PCPs (polychlorinated bisphenols). These reports are available at the Selectman's Office. The identification of PCPs is necessary for sections of the building which would be removed or disturbed and not for undisturbed areas of the building. This is State mandate. Testing has been

performed only in the presumed areas where disturbances would occur. Further testing may be required based on the final plans for the project. Further testing may be required during the construction as walls are opened and exposed. Responsive to a question by Chuck Smith, Jared Smith replied the PCPs were primarily located in the caulking, glazing, paint, green house area and water proofing membrane below the brick in the Ray portion of the building. No PCPs were found in the soil.

Silver/Petrucelli's contract has budgeted Fuss & O'Neill during the design development phase of the project. Additional Fuss & O'Neill testing may be necessary depending upon the design and demolition documentation. There has not been extensive testing in the Hale portion because it will be altered and not demolished.

USDA has approved Fuss & O'Neill for the project because they are an existing contractor.

B. USDA update

The USDA does not approve contracts for Construction Managers without additional paperwork. The Town Attorney is currently developing this documentation which will need review in Washington before final approval. The timeline for USDA approval of a Construction Manager for the project is uncertain. There is history of projects with Construction Managers.

C. Review Contract: Silver Petrucelli & Associates-Contract update

Mr. Magoon informed the committee the Silver Petrucelli contract had been reviewed by the Town Attorney and should be available soon. Once the Town approves Silver Petrucelli's AIA contract it will require approval by the Town Insurance Company, and will be submitted as a part of the USDA packet to approve a construction manager for the project.

D. Subcommittee discussion

Two subcommittees will be formed at the next meeting:

- Space needs/usage with town employee department heads. The architect will be included.
- RFP and RFQ contract development for a construction manager and commissioning agent. The Town Attorney will be included.

The USDA does not require review of bid documents.

The 2010 plan documents will be provided to committee members.

6. General Discussion

The committee intends on building around the historic murals and not removing them. Committee members will need to address the intent of the murals for the project through public education and outreach.

7. Next Meeting

A. November 19, 2015

The next Municipal Building Committee meeting will be Thursday, November 19, 2015 at 7 p.m. at the town Grange.

6. Audience of Citizens

There was none.

7. Adjournment

Motion by Mr. Blaschik at 7:50 p.m. to adjourn. Seconded by Mr. Parker and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary