

Town of East Haddam
Municipal Office Building Committee
December 10, 2015
Adopted January 14, 2016

1. CALL TO ORDER

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, December 10, 2015, at 7:00 p.m. at the Grange Hall.

2. Attendance and Appointment of Alternate(s)

Municipal Office Building Committee Members: Craig Mansfield, Edward Blaschik, Erik Dill, Phil Barlow, Chuck Smith, Karen Conover, Vincent Garofalo, Roy Parker, and Tracy Gionta-BOE Liaison.

Absent Member(s): David Morrison, Sue Link-BOS Liaison and Tiffany Quinn-Parks and Rec Liaison.

Other(s): Kenneth Biega-O & G Industries, Denise Dill, Todd Gelston and Ruth Ziobron-Recording Secretary.

Mr. Barlow was seated for Mr. Morrison.

3. Approval of Agenda

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

4. Approval of Meeting Minutes

A. November 19, 2015

Motion by Mr. Blaschik to approve the November 19, 2015 meeting minutes with the following changes:

-Page 2, first paragraph, strike “contract” and replace with “draft for an unconventional contracting method”.

-Page 2, under general discussion, 1st paragraph, strike “It was noted there was an estimate by the Town Insurance Company for” and replace with “It was noted there was an appraised value of”

Second by Mr. Barlow.

Favor: Mansfield, Blaschik, Dill, Barlow, Smith, Conover, Garofalo

Oppose: None

Abstain: Parker

Motion passed.

5. New Business

A. Membership Resignation

David Morrison resigned his seat on the committee due to health issues.

-Recommendation to move Phil Barlow to full member

Motion by Mr. Mansfield to recommend at the next Board of Selectman meeting to move Phil Barlow to full member. Second by Mr. Blaschik and unanimously passed.

Committee members will need to nominate a new Treasurer.

-Review of new member application

Motion by Mr. Smith to recommend to the Board of Selectman to approve Dan Alexander's application as an alternate position on the Municipal Office Building Committee. Second by Mr. Blaschik and unanimously passed.

B. Contract Review

-AIA for Silver Petrucelli & Associates

The contract was reviewed and edited.

Motion by Mr. Barlow to approve the AIA Document with Silver Petrucelli & Associates as amended. Second by Mr. Smith and unanimously passed.

- USDA Contract requesting unconventional contracting

The USDA Contract was reviewed and edited. It will be submitted to the Town Attorney. The revised document will be reviewed at the next meeting.

-East Haddam RFP Municipal Offices

The East Haddam RFP Municipal Offices contract was reviewed and edited. It will be submitted to the Town Attorney. The revised document will be reviewed at the next meeting.

C. Subcommittee discussion

-Contract Development

There was none.

-Space Planning

There was none

D. Bills and Invoices

There were none.

6. General Discussion

The Parks and Recreations, Board of Selectman and Board of Education Liaisons will be included in attendance on meeting minutes.

7. Next Meeting

A. January 14, 2016

The next scheduled Municipal Building Committee meeting will be Thursday, January 14, 2016 at 7 p.m. at the town Grange.

There may be a special meeting to approve the contracts before January 14th.

6. Audience of Citizens

Mr. Gelston questioned if abatement was complete removal to which Mr. Mansfield replied yes. Responsive to a question by Mr. Gelston, Mr. Mansfield replied the committee had voted for a Construction Manager at Risk. Mr. Gelston questioned if the USDA was a grant. Mr. Mansfield explained it was a loan, it is the committee's responsibility to submit the USDA paperwork to move the project forward but it is up to the Board of Finance and the Town as to how the project will be funded.

Responsive to a question by Mr. Gelston, Mr. Mansfield replied the AIA Silver Petrucellii & Associates is for demolition, design and construction of the project. The General Contractor RFP is for demolition and construction of the project. Mr. Gelston asked contingencies in the contract for unforeseen expenses, such as a new roof. Mr. Garofalo replied the design documents would be developed during the demolition phase. Mr. Gelston voiced concern with the architect's contract not allowing the committee to react to unforeseen conditions. Mr. Mansfield replied there was a termination clause for unforeseen conditions in the AIA contract. Mr. Gelston suggested the committee consult with an art restoration expert with regards to preserving the mural during construction. Mr. Barlow noted this could be a part of the Architect or Construction Manager's contract. Responsive to a question by Mr. Gelston, Mr. Mansfield replied Fuss and O'Neil had tested for mold as a part of the Environmental Study. This document is filed at the Selectman's Office.

7. Adjournment

Motion by Mr. Blaschik at 8:15 p.m. to adjourn. Seconded by Mr. Smith and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary