

DRAFT

Town of East Haddam
Municipal Office Building Committee
October 15, 2015
Adopted 10/22/2015

1. CALL TO ORDER

The Special Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, October 15, 2015, at 6:02 p.m. at the Grange Hall.

2. Attendance and Appointment of Alternate(s)

Meeting Attendance: Craig Mansfield, Roy Parker, Edward Blaschik, Karan Conover, Erik Dill, Phil Barlow, Denise Dill, Ruth Ziobron-Recording Secretary.

Absent Members: Chuck Smith, Vincent Garofalo and David Morrison.

Mr. Dill was seated for Mr. Garofalo and 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. New Business

A. Review Contract: Silver Petrucelli & Associates-Architectural fees for project

The Following document was distributed and discussed. It is filed at the Selectman's Office:

-Silver/Petrucelli + Associates email document to Chairman Craig Mansfield dated October 15, 2015 regarding the Revised Architectural and Engineering Design Services Proposal New Municipal Facility for the Town of East Haddam SP + A Project # 13/130. Revisions from the previous proposal are in red.

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October 6, 2015 Compensation

Schematic Design:	\$70,000
Construction Documents:	
○ Phase 1 Demolition	\$25,000
○ Phase 2 Full Building/Site	\$250,000
Bid Phase	\$30,000
Construction Administration	\$175,000
FF&E Design and Procurement	\$ 39,000
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Total A/E Fee:	\$589,000

October 15, 2015 Compensation

Schematic Design:	\$70,000
Construction Documents:	
○ Phase 1 Demolition	\$25,000
○ Phase 2 Full Building/Site	\$250,000
Bid Phase	\$15,000
Construction Administration	\$120,000
FF&E Design and Procurement	\$ 30,000
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Total A/E Fee:	\$510,000

Revisions from the previous Silver/Petrucelli proposal include reductions in administrator fees because the committee had agreed to a Construction Manager at Risk; and institutional knowledge from working with the previous advisory committee.

Roadwork engineering associated with the driveway (excluding a traffic signal) was included in the quote. The Bid Phase cost was reduced because the Construction Manager would be responsible for a portion of these responsibilities.

It was noted the quote was at a 4% construction costs and questioned if 3 ½ % would be more competitive. Committee members will ask Silver/Petrucelli for a total 3 year change order history, errors and omissions history and references.

Concern was raised with Services not included “Building Information Modelling Services (all work will be in AutoCad).” Mr. Barlow stated the Building Information Modelling Services (BIM) system was the best system because it eliminated coordination issues. Committee members would like a modelling system to be used for the project. The BIM system had been discussed at the October 8, 2015 meeting.

It was noted the project costs also included construction for the garage and is included in Silver/Petrucelli’s design package.

Mr. Blaschik suggested fire suppression systems infrastructure should be included in plan schematics.

5. General Discussion

The Town Attorney will need to review contracts before final approval by the committee.

6. Audience of Citizens

There was none.

7. Adjournment

Motion by Mr. Blaschik at 6:45 p.m. to adjourn. Seconded by Mr. Parker and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary