

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam  
Municipal Office Building Committee  
June 23, 2016  
Adopted June 30, 2016

**1. CALL TO ORDER**

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, June 23, 2016, 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, Roy Parker, Vincent Garofalo, Daniel Alexander, Chuck Smith, Phil Barlow, Erik Dill, Karen Conover, and Tracey Gionta-BOE.

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

Other(s): Ron Turner-Facilities Director, Jason Ferrisi-Silver/Petrucelli-Project Manager, Denise Dill-Town of East Haddam Tax Collector, and Ruth Ziobron-Recording Secretary.

**3. Approval of Meeting Minutes**

**A. May 26, 2016**

**Motion by Mr. Blaschik to approve the May 26, 2016 meeting minutes as presented. Second by Mr. Alexander.**

**Favor: Mansfield, Blaschik, Parker, Garofalo, Smith, Barlow, Alexander**

**Oppose: None**

**Abstain: Dill**

**Motion passed.**

**4. Construction Manager Interviews**

Committee members interviewed the following companies:

-Downes Construction Company

-Newfield Construction

Materials presented are filed at the Selectman's Office.

Committee members discussed the interviews and materials presented.

Downes Construction Company

-better prepared

-more detailed budget

-thoroughness with presentation discussing construction, vapor barriers, loading

-USDA experience

-have construction staff and no need to rely on subcontractors

-highest matrix score of 88

-excellent referrals

Newfield Construction

- previous work history/comfort level
- more detailed construction timeline
- forensic investigation prior to budget is drafted
- Middle School project change order issues, the need to hire an independent electrical engineer, could have performed a better constructability/plan review
- excellent referrals

**Motion by Mr. Blaschik to proceed to negotiate a contract with Downes Construction Company as Construction Manager at Risk. Second by Mr. Garofalo.**

Mr. Parker spoke favorably about Newfield Construction and his experiences with the Middle School Building project. Mr. Parker stated Mr. Howat had provided reseeded of the soccer fields five times, plantings of 25 barrier trees and widow replacements after the project was complete at no additional cost. Mr. Parker stated Mr. Howat's punch list was impeccable, he could be relied upon to do the best possible job for our town, and that having 2 local townspeople representing Newfield Construction was an asset to the project.

Mr. Barlow suggested asking Downes Construction to guarantee their schedule.

The Construction subcommittee will need to meet to review the Construction Manager Contract and work with the Town Attorney.

**Favor: Mansfield, Blaschik, Dill, Garofalo, Smith, Barlow, Alexander**

**Oppose: Parker**

**Abstain:**

**Motion passed.**

**5. Old Business**

**A. Silver Petrucelli & Associates**

Mr. Mansfield reviewed a letter from Silver/Petrucelli from Amanda M. Cleveland regarding the assessment of the condition of existing furniture for reuse located in Cheshire. It is filed at the Selectman's Office. Furniture items reviewed included but were not limited to: complete systems furniture cubicles, demountable partitions, seating, files, tables, technology, whiteboards, etc. They were deemed in excellent condition and were applicable to the spaces being designed as a part of the construction project. Ms. Cleveland recommended proceeding with the inventory and repurposing of as much existing furniture as possible. The furniture items would be free.

Mr. Mansfield shared that OFI-moving company and an electrician would review the furniture and price the cost to disassemble the furniture, move and store it in the gymnasium. Reassembly would be a part of the construction project. Acquisition of

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the furniture would add savings to the project cost and would change the plan drawings.

Mr. Parker questioned if storing the items in the gymnasium would affect the project timeline to which Mr. Mansfield replied further investigation would be necessary. Mr. Parker questioned how the items would be transported. Mr. Mansfield replied as a part of the OFI's estimate.

**A. USDA Contract**

There was nothing new.

**B. Subcommittee Update**

There was none.

**C. Bills and Invoices**

**Motion by Mr. Blaschik to approve invoice #16-668 dated 4/1/2016 to Silver Petrucelli & Associates for the amount of \$7,000. Second by Mr. Garofalo and unanimously passed.**

**6. General Discussion**

**7. Next Meeting**

**A. July 14, 2016**

The next scheduled meeting is July 14, 2016.

**8. Audience of Citizens**

There was none.

**9. Adjournment**

**Motion by Mr. Blaschik at 9:15 p.m. to adjourn. Seconded by Mr. Garofalo and unanimously passed.**

Respectfully submitted;

Edward C. Blaschik

Secretary