

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
October 13, 2016
Adopted October 27, 2016

1. CALL TO ORDER

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, October 13, at 7:01 p.m. at the Grange.

2. Attendance and Appointment of Alternate(s)

Municipal Office Building Committee Members: Craig Mansfield, Edward Blaschik, Roy Parker, Erik Dill, Al Howat, Chuck Smith, First Selectman Emmett Lyman, Tracey Gionta-(BOE), and Harvey Thomas (BOF).

Absent Member(s): Daniel Alexander, Phil Barlow, Vincent Garofalo, Sue Link (BOS), Tiffany Quinn (P&R).

Other(s) Jason Ferrisi (Silver Petrucelli), Paul Wojtowicz (Downes Construction), Joseph Desautel (Silver Petrucelli), Thomas Romagnoli (Silver Petrucelli), Will Walter (BSC Group), Chris Till (Precision Engineering), Ron Turner-Facilities Director, Mr. Soboleski, Jeff Soboleski and Ruth Ziobron-Recording Secretary.

Mr. Howat was seated for Mr. Barlow.

3. Approval of Meeting Minutes

A. September 22, 2016

Motion by Mr. Dill to approve the September 22, 2016 meeting minutes as amended. Second by Mr. Blaschik.

-page 2, 2nd motion, 2nd line, strike “estimated fee per foot in the amount of \$7,210” and replace with “per foot at the estimate of \$7,210”.

Favor: Mansfield, Blaschik, Dill, Howat

Oppose: None

Abstain: Smith, Parker

Motion passed

4. Old Business

A. Silver Petrucelli & Associates

The committee reviewed and edited the Schematic Design Submission dated September 14, 2016 by Silver/Petrucelli + Associates. Within the document are handwritten edits. Committee members also included the following edits:

-The addition of abatement section.

-Page 6, first line, there was question as to how the “Assume 30% of the overall exterior needs to be repainted” would be quantified in the bid. It was to be changed to “Assume an estimate of 30%”.

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- Page 7, under “Windows”, add “The existing dormers and stain glass windows are to remain with necessary repairs”
- page 10 under Miscellaneous Interior, add more detail to “Care will be taken to preserve the mural”, add “during construction from any damage.”
- page 18 under Power Distribution include propane or diesel. A final decision will be made once estimates are received.
- page 22, under Domestic Water Distribution, consult with Kenneth Sgorbati for the most efficient system for the project.
- page 26 last paragraph add “new” before “roof construction” and specify the location.

Silver Petrucelli will provide an edited Schematic Design for approval at the next meeting.

Chris Till distributed and discussed the State of Connecticut Department of Public Health & Department of Public Utility Control Application for a Non-Community (Phase A1A checklist). It is filed at the Selectman’s Office. Mr. Till explained because the building would be fully renovated, it would be considered a new project for state permitting. He briefly reviewed the permitting process. A non-community, non-transient application has been submitted. Mr. Till anticipates the permitting process to take 6 to 8 months. The application will be submitted in phases. Mr. Till expects to receive a response to the type of water storage necessary for the project in about 60 days. Mr. Till explained the application would require the optimum location for the well, which would be the furthest away from potential sources of pollution regardless of location convenience. Sima Wells have reviewed the existing wells and determined the State would not allow them for a new project due to their location.

Will Walter reviewed the updated exterior Design Development Plan. It is filed at the Selectman’s Office. The site plan will be submitted for permitting for site plan approval next week. Mr. Walter will contact Tiffany Quinn to determine if the area between the parking lot and skate park should be paved or planted with grass. Mr. Mansfield requested a retaining wall/sound barrier along the street to buffer sound for existing neighbors. The site plan has 123 parking spaces, 5 handicap accessible, and 18 overflow parking for a total of 146 parking spaces. The big retaining wall in the front of the building along the road will remain and grass will be planted over the current road in the front of the building. The committee requested that the as-built be overlaid onto the site plans.

Mr. Ferrisi reviewed preliminary sample interior rugs, flooring, tile and paint.

B. Downes Construction

Downes Construction distributed and discussed the East Haddam Municipal Offices Schematic Budget dated October 10, 2016. It is filed at the Selectman’s Office. The total value for the tennis courts was increased to \$80,000 based on quotes as an add-alt. Page 3, item 42 was changed to include leaving the hood system. Removal of the oil and propane tanks was added to the schematic budget. Page 14, last item, Fuel for

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Testing was reduced. The schematic budget will be revised and approved at the next meeting. The State has re-inspected the elevator and deemed it in working condition.

C. USDA

A project update will be sent to the USDA.

D. Subcommittee Update

There was nothing new.

E. Public Relations

Tabled.

F. Bills and Invoices

There were none.

5. General Discussion

Mr. Howat noted the schedule indicated Design Documents for the October 27th meeting.

6. Next Meeting

A. October 27, 2016

The next meeting will be October 27, 2016 at 7 p.m. at the Grange.

7. Audience of Citizens

There was none

8. Adjournment

Motion by Mr. Blaschik at 8:45 p.m. to adjourn. Seconded by Mr. Parker and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary