

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam  
Municipal Office Building Committee  
November 10, 2016  
Adopted November 17, 2016

**1. CALL TO ORDER**

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, November 10, 2016 at 7:00 p.m. at the Grange.

**2. Attendance and Appointment of Alternate(s)**

Municipal Office Building Committee Members: Craig Mansfield, Edward Blaschik, Erik Dill, Chuck Smith, Phil Barlow, Vincent Garofalo, Al Howat, First Selectman Emmett Lyman and Tracey Gionta-(BOE),

Absent Member(s): Daniel Alexander, Roy Parker, Sue Link (BOS), Tiffany Quinn (P&R) and Harvey Thomas (BOF).

Other(s) Paul Wojtowicz (Downes Construction), Thomas Romagnoli (Downes Construction), Will Walter (BSC Group), Ron Turner-Facilities Director, Denise Dill, Terri Dickinson, Charlie Dickinson (video-taped the meeting), Todd Gelston, Kate O'Boyle, Wyley Peckham (departed 7:13), Art Merrow, 2 citizens and Ruth Ziobron-Recording Secretary.

Al Howat was seated for Roy Parker.

**3. Approval of Meeting Minutes**

**A. October 27, 2016**

**Motion by Mr. Blaschik to approve the October 27, 2016 meeting minutes as amended and seconded by Mr. Dill.**

**-Page 1, under Old Business, 6<sup>th</sup> line, before “now” strike “now located in the area of the former cafeteria rather than off the rear of the 1923 section of the building” and replace with “relocated from the back to the front north corner”.**

**Favor: Mansfield, Blaschik, Dill, Smith, Barlow, Howat**

**Oppose: None**

**Abstain: Garofalo**

**Motion passed.**

**4. Old Business**

**A. Silver Petrucelli & Associates**

Mr. Walter updated the committee on the septic, wells and encroachment permit. The septic specialist inspected the septic tanks and fields. The new septic on the north side is in working order, the septic located on the south side near the tennis courts may not be reused. Chatham Health has confirmed these findings. The CTDPH screening application was submitted about a month ago and there has been no formal acknowledgement or approval. Once it has been approved, the next step will be test

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for the well drilling applications which will contain several test well location suggestions. The DPH will determine the location. There are no seasonal restrictions on drilling in the winter.

The site line plan for the drive has been submitted to the DOT. Mr. Walter reviewed 3 options for the drive based on the DOT recommendations and as outlined in a letter from the State of Connecticut Department of Transportation dated November 1, 2016 from Mr. Rob Pinckney which is filed at the Selectman's Office. The DOT had the following comments:

1. The required Intersection Sight Distances (ISD) based on the 85% of 39 MPH is 429'; every effort must be explored within reason to achieve this distance. If the required sight distance cannot be achieved, a right-turn-only exit may be required.
2. Please provide details for the signs proposed at the sight drive. All signs within the State right of way must be mounted on a breakaway sign post.
3. The edge of road and curb layout at the intersection of Wigwam Road and Plains Road should be revised so that the catch basin is not a set back.

The site plan approval application has been submitted to the Planning and Zoning Commission and the hearing will be held November 29<sup>th</sup>. Jacobson will review the site plan application for Mr. Ventres.

Committee members are reviewing Silver Petrucelli's Design Development submission. The Drawing set is about 100 pages and the SPECS are about 2600 pages between 2 volumes. Comments will be made at a future meeting.

Responsive to a question, Mr. Walter replied he did not believe that a pollution permit was necessary for the project.

### **B. Downes Construction**

Downes Construction reviewed and discussed the following documents which are filed at the Selectman's Office:

- Downes Construction Company Design Development Budget.
- Application and Certificate for Payment in the amount of \$56,800.

Review of the Design Development Budget:

-Downes Construction will need to review some discrepancies in the plans with Silver Petrucelli.

1. Concrete Curbs-excessive amounts.
2. Conservation Mix-excessive amounts.
3. Doors 8 feet tall being more expensive than a 7 foot door.
4. Flooring-Different Floor Types-fewer floor types.
5. Lower Level Bathroom Facilities-it is the committee's desire to include lower bathrooms for future expansion provided it is affordable and within budget. This may be an add-alternate or removed.
6. Wainscot & Wood Trim-a painted wall with a chair rail would cost less.

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7. Steel Edging @ RipRap and Stone Edging
8. Vault-vault doors and masonry walls would cost less than a steel vault. Research the requirements.
9. Masonry-Remove PCB's and Rebuild Wall
10. R&D Polluted/Contaminated Soils-there has been soil testing below some windows.
11. DEEP Storm Water Pollution Control Permit
12. Subfloor Preparation for "1923" Building
13. Commissioning Agent-The committee intends on hiring a Commissioning Agent.
14. Master Clock/PA System-not necessary.

LED stage lighting and the fire curtain in the gymnasium were removed. It was noted the basement would be minimally finished to provide storage.

Mr. Wojtowicz suggested:

- exterior rubbed concrete instead of brick façade/veneer in places such as the stairwell ramp near the state police office entrance.
- more detail with the roof drawings.

Mr. Wojtowicz will review value engineering items with Silver Petrucelli.

Committee members will review the design development budget and provide questions for the next meeting.

**Motion by Mr. Blaschik to submit Downes Construction Company's invoice #25-01-0337 in the amount of \$56,800 for payment. Second by Mr. Smith and unanimously passed.**

Silver Petrucelli will send a signed invoice from the architect for the Finance Office at the next meeting.

### **C. USDA**

The USDA replied the submitted documents were not on their forms. They are in receipt of the schematic design, AIA contract and supporting materials. It is unclear which form they are referencing and the USDA representative is unavailable until November 14<sup>th</sup>.

### **D. Subcommittee Update**

There was nothing new.

### **E. Public Relations**

There will be a public hearing on the project in December.

### **F. Bills and Invoices**

**Motion by Mr. Barlow to approve Silver Petrucelli's invoice #16-1966 in the amount of \$72,250.00. Second by Mr. Garofalo and unanimously passed.**

## 5. General Discussion

Mr. Mansfield reviewed the following Facebook post:

**"Charlene Riling**

**November 9 at 8:50pm**

*Calling all East Haddam citizens. There will be a Municipal Office Building Committee (a.k.a. Middle School Conversion) meeting on Thursday November 10 @ 7:00 PM at the Town Grange at 7:00 PM.*

*Here we are exactly 6 years from this post: <http://www.easthaddam.org/index.cfm...>*

*Many voters shared with Todd their dismay and concern regarding this "going no where" project. If you want to ask why this is a "going no where" project and where the appropriated monies are then you need to attend this meeting and hold our elected officials accountable.*

*If you want change and are tired of the small group of individuals in the town controlling the agenda and purse strings then you need to attend this meeting to hold elected officials accountable then vote for Todd on December 20, 2016.*

**Middle School Conversion Committee**

**East Haddam**

**[www.easthaddam.org/By Delaware.Net](http://www.easthaddam.org/By%20Delaware.Net)**

Mr. Mansfield stated there were some uneducated people on the process and the work of the committee. Meetings are held every two weeks which are open to the public. The minutes are filed at the town hall and posted on the town website. The committee has volunteered their time for this project to assure that a town hall is built which is going to be cost effective and facilitate the town's needs. Mr. Mansfield suggested that the people who posted this information should attend meetings. There will be a public hearing in December. This committee has been active since September of 2015 and provided the USDA funding doesn't slow down the timeline, the project will be complete in 2 years and 2 months. Mr. Dill and Mr. Blaschik have attended Board of Selectman and Board of Finance meetings in which updates about the project have been provided. Mr. Mansfield has also updated the Board of Finance on a regular basis. Mrs. Gionta updates the Board of Education at their monthly meetings. Mr. Mansfield stated the committee is committed to staying within budget and that misinformation is what has caused the project to last for so many years. Some of the committee members were a part of the original conversion. Mr. Blaschik noted if the conversion had been complete when originally proposed as students were moving out of the building, it would have been at a significant savings and that these stumbling blocks had cost the town a lot of money.

## 6. Next Meeting

**A. November 17, 2016**

The next meeting will be November 17, 2016 at 7 p.m. at the Grange.

**7. Audience of Citizens**

Terri Dickinson addressed the Facebook post. She stated due to a lack of communication in town, people did not realize the project was in its second or third iteration, but seeing a project which was taking 9 years. Mrs. Dickinson suggested publishing an article in the East Haddam Newspaper. Mrs. Dickinson stated there was a lack of communication as to the status of the project and how hard the committee was working. Mrs. Dickinson stated Facebook was used as a means to update people because they did not want to come out in the dark or are busy and suggested taking the information to them. Mr. Mansfield agreed that it could be communicated better through the local newspaper. Mr. Mansfield stated people write articles without talking to the committee or trying to get the answers before putting it out there. Mrs. Dickinson suggested the committee sit in a U shape. Mrs. Gionta found offence to the tone of the Facebook post. Mrs. Dickinson stated the tone was based on words they were hearing from people. Mr. Blaschik stated if people could read facebook, they could go to the town website and read the minutes for the committee. Mr. Mansfield stated he appreciated Mrs. Dickinson's comments.

Todd Gelston asked about the schedule. The demolition package should go out to bid the 2<sup>nd</sup> week of December, demolition should start the first week of January, construction in March, employees would move in November 2017 and completion before December 18, 2017. USDA funding may change these dates.

Art Merrow stated historically people complain that they get a lack of information and to not take the criticism personally. Mr. Mansfield stated he was mostly concerned with incorrect information being distributed.

**8. Adjournment**

**Motion by Mr. Blaschik at 8:03 p.m. to adjourn. Seconded by Mr. Garofalo and unanimously passed.**

Respectfully submitted;

Edward C. Blaschik  
Secretary