

Town of East Haddam
Municipal Office Building Committee
November 19, 2015
Adopted 12/10/15

1. CALL TO ORDER

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, November 19, 2015, at 7:01 p.m. at the Grange Hall.

2. Attendance and Appointment of Alternate(s)

Meeting Attendance: Craig Mansfield, Edward Blaschik, Erik Dill, Phil Barlow, Chuck Smith, Karen Conover, Vincent Garofalo (arrived 7:07 after approval of meeting minutes), David Morrison, Sue Link, Denise Dill, Tiffany Quinn and Ruth Ziobron-Recording Secretary.

Absent Member(s): Roy Parker.

Mr. Barlow was seated for Mr. Parker.

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 12, 2015

Motion by Mr. Blaschik to approve the November 12, 2015 meeting minutes with the following changes:

-page 2, 1st paragraph, second paragraph, add the following “Further testing may be required during the construction as walls are opened and exposed.”

-page 2, under USDA update, at end of paragraph, add “There is history of projects with Construction Managers.

-page 2, under USDA update, strike “extensive” and replace with “additional”.

Second by Mr. Barlow.

Favor: Mansfield, Blaschik, Dill, Barlow, Smith

Oppose: None

Abstain: Morrison

Motion passed.

5. New Business

A. USDA Contract Review

Committee members reviewed and discussed the following document which has been reviewed by the Town Attorney. It is filed at the Selectman’s Office:

-Sample USDA draft for an unconventional contracting method reviewed by the Town Attorney. Town of East Haddam, Connecticut's request to use an unconventional contracting method pursuant to RD Instruction 1942-A, Section 1942.18(1) for New Municipal Facility.

B. Silver Petrucelli & Associates-Contract Review

Committee members reviewed and discussed the following document which was reviewed by the Town Attorney and Silver Petrucelli & Associates. It is filed at the Selectman's Office:

-AIA Document B133-2014, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition. It was decided to review this document during a subcommittee meeting.

C. Subcommittee discussion

Two subcommittees were formed.

- Contract Development. Barlow, Garofalo, Mansfield and Smith. This subcommittee will need to meet before the December 10th meeting.

-Space Planning. Dill, Blaschik, Parker, Smith.

D. Fuss and O'Neil Report

There was no report.

6. General Discussion

It was noted there was an appraised value of approximately \$20,000 for the mural. The Committee intends to include the mural in the building project.

The Town Attorney will be asked if the project could be contested after it has been approved at Town Referendum.

Mr. Blaschik questioned if any expenses had been incurred to date to which Mr. Mansfield replied no. Mr. Blaschik suggested adding Bills to future agendas.

7. Next Meeting

A. December 10, 2015

The next Municipal Building Committee meeting will be Thursday, December 10, 2015 at 7 p.m. at the town Grange.

6. Audience of Citizens

There was none.

7. Adjournment

Motion by Mr. Blaschik at 8:04 p.m. to adjourn. Seconded by Mr. Smith and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary