

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam  
Municipal Office Building Committee  
April 27, 2017  
Adopted May 11, 2017

**1. CALL TO ORDER**

The Special Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, April 27, 2017 at 6:00 p.m. at the Grange.

**2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)**

Municipal Office Building Committee Members: Craig Mansfield, Chuck Smith, Edward Blaschik, Erik Dill, Al Howat, and Maryjane Malavasi (arrived 6:33 p.m.).

Absent Member(s): Charlie Dickinson, Phil Barlow, Roy Parker, Harvey Thomas, Jim Ventres, Sue Link, and Tiffany Quinn (P&R).

Other(s) First Selectman Emmett Lyman (arrived 6:13 p.m.), Thomas Romagnoli and Scott Scholl (Downes Construction), Paul Jorgenson (Silver Petrucelli), Ron Turner-Facilities Director, Denise Dill and Ruth Ziobron (Recording Secretary).

Mrs. Malavasi was seated for Mr. Parker at 6:33 p.m.

**3. APPROVAL OF MEETING MINUTES**

**A. April 20, 2017**

**Motion by Mr. Blaschik to approve the April 20, 2017 meeting minutes amended. Seconded by Mr. Dill and unanimously passed.**

- Page 1, under Old Business, 2<sup>nd</sup> paragraph, 3<sup>rd</sup> line, after well insert "pump".**
- Page 2, under Downes Construction, 1<sup>st</sup> paragraph, 2<sup>nd</sup> line after start, add "around".**
- Page 2, last paragraph, after Log, add ". After a lengthy discussion, the committee was able to agree on over \$700,000 of value engineering options.**

**4. OLD BUSINESS**

**A. Silver Petrucelli & Associates**

Silver Petrucelli has been working with Downes Construction with value engineering items and providing documentation updates.

Mr. Jorgenson reviewed the following document which is filed at the Selectman's office.

- Silver/Petrucelli letter from Mr. Stein dated April 27, 2017 regarding additional design and engineering support to facilitate the value engineering cost reductions. The committee tabled approval.
- AIA Document G802-2007, amendment number 002 by Silver Petrucelli to proceed with additional services. Mr. Mansfield requested the removal the architect's fees for additional well test monitoring.

**Motion by Mr. Blaschik to approve the AIA document G802-2007 with the removal of architect's fees for additional well test monitoring. Second by Mr. Smith and unanimously passed.**

**B. Downes Construction**

Mr. Scholl reported on the progress of the project. The phase 2 building permit has been received.

The following documents were reviewed. They are filed at the Selectman's office.

- Downes Construction, Phase 2 GMP Amendment-1.2, Exhibit A-GMP Summary dated April 20, 2017.
- Downes Construction Phase 2- New Municipal Facility for the Town of East Haddam, GMP Amendment -1.2 Exhibit B-Assumptions and Clarifications, dated April 20, 2017.
- Value Management Summary Log updated 4/27/17.
- East Haddam Municipal Otis Elevator Modernization Proposal Scope of Work.
- Email from Thomas Longhi to Tom Romagnoli regarding the elevator.
- Exterior lighting pictures for value engineering options.

Mr. Dill questioned the necessity of the elevator to the project. Mr. Mansfield stated the elevator was the only access to storage in the basement from inside the building. There are 4 outside access doors to the basement. Mr. Romagnoli reviewed the scope of work for the elevators. Mr. Mansfield stated Otis had signed off on the elevator as going back in service based on code from when it serviced a school. Because the building is a change of use, there are new elevator requirements. Mr. Mansfield suggested re-scoping the elevator design and getting new estimates.

Committee members reviewed the Value Management Summary Log. After a lengthy discussion, the committee was able to agree on a GMP of \$13,082,494, taking \$22,782 out of the owner's contingency and leaving \$620,368 in the owner's contingency. It was noted the figures did not take into account the soil testing, elevator and well design which could reduce the project cost. Mr. Romagnoli stated these would be considered change orders. Mr. Mansfield noted with the owner's contingency, the project was within budget. Mr. Romagnoli stated of the importance of GMP approval so it could be submitted to the USDA.

**Motion by Mr. Howat to approve a GMP for phase 2 construction for Downes Construction in the amount of \$9,844,890. Second by Mr. Smith and unanimously passed.**

It was noted that the project phase1 GMP is \$3,237,604 and the phase2 GMP is \$9,844,890 adding to a total GMP of \$13,082,494.

Mr. Turner was asked to investigating costs associated with directly purchasing propane tanks within the operating budget. Propane location on site will need further investigation.

**C. USDA**

There was nothing new.

**D. Bills and Invoices**

Downes Construction's invoice 25-01-0337 was tabled.

**Motion by Mr. Blaschik to approve Fuss and O'Neill's invoice #0015586 in the amount of \$4,140. Second by Mr. Smith and unanimously passed.**

Silver Petrucelli invoice #17-723 was tabled.

**5. GENERAL DISCUSSION**

Responsive to a question by Mr. Smith, Mr. Romagnoli reviewed insulation within the building.

**6. NEXT MEETING**

**A. May 11, 2017**

The next scheduled meeting is Thursday, May 11, 2017 at 7 p.m. at the Grange.

**7. Audience of Citizens**-There was none.

**8. ADJOURNMENT**

**Motion by Mr. Blaschik at 8:50 p.m. to adjourn. Seconded by Mr. Dill and unanimously passed.**

Respectfully submitted;

Edward C. Blaschik  
Secretary