

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
May 11, 2017
Adopted May 25, 2017

1. CALL TO ORDER

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, May 11, 2017 at 7:00 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, Phil Barlow, Roy Parker, Charlie Dickinson (recorded with a digital camera), and Maryjane Malavasi.

Absent Member(s): Harvey Thomas (BOF), Jim Ventres, Sue Link, and Tiffany Quinn (P&R).

Other(s) First Selectman Emmett Lyman, Tracey Gionta (BOE), Thomas Romagnoli and Scott Scholl (Downes Construction), Paul Jorgenson (Silver Petrucelli), Ron Turner-Facilities Director, Jay Moreau, Todd Gelston (arrived 7:59 p.m.) and Ruth Ziobron (Recording Secretary).

Mr. Dickinson was seated for Mr. Howat.

3. APPROVAL OF MEETING MINUTES

A. April 27, 2017

Motion by Mr. Blaschik to approve the April 27, 2017 meeting minutes amended. Seconded by Mr. Smith.

-Page 2 motion, replace with "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. "

-Page 2 after motion, add "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."

-Section B, 2nd paragraph, 1st line, strike "Mr. Romagnoli" and replace with "Mr. Mansfield".

Favor: Mansfield, Smith, Blaschik

Oppose: None

Abstain: Barlow, Parker, Dickinson

Motion passed.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Jorgenson reported the following:

-Silver Petrucelli has been working on value engineering items with Downes Construction.

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- Civil soil testing is pending.
- A dry wall sketch was received today.
- Water test results are favorable. Well design has started and half complete to date.
- New photometric design from the value engineering lighting is complete and will be included in the revised site plan which will need to be presented to Planning and Zoning for approval.
- New retaining wall sketch is complete.
- Mr. Jorgenson worked with the elevator company has confirmed that allowances is the GMP should be accurate to complete the required work. Mr. Jorgenson stated the elevator company anticipated that a new elevator design would add approximately \$25,000 to the design to pull the piston and replace the pump unit. Mr. Jorgenson stated their warranty covered all the provided equipment. The equipment which they are not providing would not be a part of the warranty. Mr. Mansfield requested a copy of what would be included in the warranty and service contract for all aspects of the elevator.

B. Downes Construction

The following document was reviewed. It is filed at the Selectman's office.

-dated 5/11/17 Downes Construction Activities, Phase 2 Target Dates, Budget Report, and Exhibit 1-Value Management Summary Log.

Mr. Mansfield requested pictures of the demolition/abatement activities.

The committee discussed propane tanks and agreed to (4) 1,000 gallon above ground tanks. Mr. Turner will research propane companies for the tanks. Propane tank buffering will need to be included in the plan documents and presented to the Planning and Zoning Commission.

Mr. Blaschik questioned if the skateboard park would have lighting. Mr. Mansfield replied no lighting is being installed for this purpose. There will be parking lot lights in the area of the park to insure people's safety. Mr. Mansfield stated he was not aware of any plans to change the hours of the park and the skateboard park would still close at sunset.

Window treatment fabric samples were reviewed. The committee felt it was hard to compare samples the way they were presented.

Original brick will be saved for the outside sign and patching. Salvaging brick for a fundraiser may be costly and difficult. The solid brick interior wall in the Hale section will be salvaged.

Committee members discussed selling engraved pavers as a fundraiser. A subcommittee will be formed at the next meeting.

C. USDA

Phase 2 GMP has been approved by the USDA.

D. Bills and Invoices

Motion by Mr. Blaschik to approve Downes Construction invoice 25-01-0337 in the amount of \$565,477.05. Second by Mr. Barlow and unanimously passed.

Motion by Mr. Blaschik to approve Silver Petrucelli invoice #17-723 in the amount of \$3,795.27. Second by Mr. Smith and unanimously passed.

5. GENERAL DISCUSSION

Mr. Dickinson questioned if a part time building inspector would slow down the project. Mr. Mansfield replied no, adding that Vinny Garofalo was a committee member that had resigned, knowledgeable about the project and committed to no delays. First Selectman Lyman stated Mr. Garofalo was an asset to the project.

Responsive to a question by Mr. Dickinson, Mr. Mansfield replied enough furniture to complete the project had been donated by an anonymous company and that the \$60,000 in the budget is for purchasing additional parts to put the donated furniture together and installation.

Mr. Dill asked if the only access to the basement was through the elevator. The response was that the basement had 4 access points from the outside and 1 from the elevator, inside the building.

Mr. Dill stated at the BOF meeting there had been a comment that the resurfacing of the tennis courts was not within the MOBC project. Mr. Mansfield stated that was incorrect, that it was part of the MOBC charge and it will be priced as an add-alternate to the project to be completed should the project have the funds.

Mr. Smith requested a committee walk thru before demolition.

6. NEXT MEETING

A. May 25, 2017

The next scheduled meeting is Thursday, May 25, 2017 at 7 p.m. at the Grange.

7. Audience of Citizens

Responsive to comments by Mr. Gelston, Mr. Mansfield replied the project had a phase 1 GMP which the committee was comfortable with based on recommendations from hired professionals.

Responsive to a question by Mr. Gelston, Mr. Mansfield replied suggested value engineering by Silver Petrucelli and Downes Construction had eliminated cost overruns.

8. ADJOURNMENT

Motion by Mr. Blaschik at 8:08 p.m. to adjourn. Seconded by Mr. Parker and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary