

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
May 25, 2017
Adopted June 8, 2017

1. CALL TO ORDER

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, May 25, 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, Al Howat, Erik Dill, Roy Parker, Charlie Dickinson (recorded with a digital camera), and Maryjane Malavasi.

Absent Member(s): Phil Barlow, Harvey Thomas (BOF), Tracey Gionta (BOE), Jim Ventres (Land Use Administrator), Sue Link(BOS), and Tiffany Quinn (P&R).

Other(s) First Selectman Emmett Lyman, Thomas Romagnoli and Scott Scholl (Downes Construction), David Stein (Silver Petrucelli), Frank Vacca (BSC Group), Ron Turner- (Facilities Director), Denise Dill (departed 7:45), Vinny Garofalo (departed 7:59), Todd Gelston (arrived 7:07 p.m.), Terri Dickinson, Kandie Carle (East Haddam Art League) and Ruth Ziobron (Recording Secretary).

Mrs. Malavasi was seated for Mr. Barlow.

3. APPROVAL OF MEETING MINUTES

A. May 11, 2017

Motion by Mr. Blaschik to approve the May 11, 2017 meeting minutes as amended. Seconded by Mr. Dill and unanimously passed.

-Under approval of minutes, add "Dickinson" to abstain.

Under General Discussion, Mr. Dickinson requested clarification for funding of the tennis courts. Mr. Mansfield stated the tennis courts were in the MOBC's charge but were not currently in the budget. The tennis courts are an add-alternate and will be funded at the end of the project if sufficient funds are available.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Vacca reviewed the following which are filed at the Selectman's Office:

- East Haddam Yield Test Report dated May 2017.
- CT0419023 DPH General Application.
- 2017-01-10 Existing Wells Location Plan.
- BSC Group Civil Engineering Opinion-Site Soils dated May 12, 2017.

Mr. Vacca reported the two existing wells are drawing off the same water source. The well design will provide the maximum flow from one of the wells with a 18.6 gallon per minute

well and pressure tanks with six separate hydro pneumatic tanks to adjust pressure. The higher flow pump would provide twice as much flow to refill the storage tanks. Mr. Vacca stated the estimated cost would be \$50,000 - \$60,000 for an approximate savings of \$150,000 off the \$200,000 GMP allowance.

Mr. Mansfield questioned if there were disadvantages to removing the atmospheric tanks. Mr. Vacca replied no. Using pneumatic tanks would save money. Mr. Mansfield noted that during testing, the pump was pumping 20 gallons a minutes. Mr. Vacca added the flow was above the 95 percentile for bedrock well. Mr. Blaschik questioned if the DPH would sign off on a system without an atmospheric storage. Mr. Vacca replied yes. Mr. Blaschik questioned if there would be room in the plans for atmospheric storage if needed at a later date to which Mr. Stein replied yes, in the old boiler room and the hallway under the entry way. Mr. Vacca has reviewed the proposal with Mr. Ventres. The committee agreed to allow BSC to proceed with the new design and DPH approval.

Mr. Vacca reviewed the reclamation and testing results and recommended reclamation of the entire parking lot. He explained three test pits were performed of which two passed. Reclamation of the entire area would grind all the material together and provide a relatively good soil structure. Mr. Vacca stated additional test pits around the one that did not pass could help decrease the level of error. Mr. Mansfield stated there was money in Downes's budget to perform the additional test pits and asked what the difference would be in the lifespan of the parking lot based on the test results. Mr. Vacca replied estimates are in the range of 18 years verses 20 years. The committee agreed to additional test pits before deciding. Downes Construction will review the reclamation process with BSC. Silver Petrucelli is reviewing the value engineering items. Mr. Stein informed the committee that the pavers in the front of the new main entry way counted towards impervious area. He has reviewed with Mr. Ventres. Mr. Stein stated changes to the pavers would require running new calculations and Mr. Ventres would need to forward them to the town engineer. The town allows a maximum impervious surface of 3.28. The proposed impervious surface without the pavers is 3.27. Mr. Stein will review with Mr. Ventres.

Mr. Mansfield reminded Silver Petrucelli to present the lighting and site plan changes to the Planning and Zoning Commission.

B. Downes Construction

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

-dated 5/25/17 Downes Construction Phase 1 Activities, Phase 2 Activities, East Haddam Budget Report 5/10/17, and pictures of demolition and abatement activities.

In the upper level of the Hale building, multiple walls were found to be bearing walls. Consulting with structural engineers has resulted in an RFI to determine how to secure the bearing walls. Mr. Stein stated it would be necessary to drop a column near the Land Use Office service desk. There would also be transfer beams to columns buried in new and existing walls. Silver Petrucelli will report these design changes at the next meeting.

Salvaged brick will be used for the outdoor sign. There is not enough brick for reuse on the building. The interior brick is a load bearing wall and is not cost effective.

C. USDA

The USDA has reviewed the submittal process with Downes Construction. Mr. Dickinson asked if the USDA had disbursed money for the project. Mr. Mansfield replied no, he did not believe that the town planned to get funding from USDA until the project was complete, but this was up to the town not the committee.

D. Bills and Invoices

Motion by Mr. Blaschik to approve Fuss and O'Neil's invoice #0015708 dated 5-12-2017 in the amount of \$17,192.79. Second by Mr. Smith and unanimously passed.

5. GENERAL DISCUSSION

The Bossoman dedication plaque is secure off site. It will be rededicated once the project is complete.

Mr. Mansfield reported there had been a call from 23 Plains Road complaining about the beeping noises from machines on site and he spoke with them.

Mr. Mansfield will meet with June Shae, 23 Wigwam Road to review the fence location and Silver Petrucelli will create 3D renderings of the proposed fence if needed.

Mr. Mansfield asked Mr. Stein to develop a RFI proposal for the installation of furniture, technology, computer server, and audiovisual equipment design.

Responsive to a question by Mr. Dill, Mr. Mansfield stated that the specifications called for a Fire-Lite Panel to be used. Fire-lite was specified because it is a generic panel that several vendors can service.

The Board of Education requested a bronze plaque outside their door. The committee needs more information on the plaque (size/weight.) There may be a need to do reinforcement inside the wall to support it. An inventory of plaques, photographs, etc. needing reinstallation will be necessary.

Motion by Mrs. Malavasi to nominate Mr. Howat, Mr. Smith, and Mr. Mansfield to be appointed to the Owner's Subcommittee. Second by Mr. Parker and unanimously passed.

The Owner's Subcommittee meeting will meet at 5:30 p.m. before regularly scheduled meetings.

Mr. Mansfield informed the committee that Fuss and O'Neill is discussing the need to submit an additional invoice for approximately \$8,000 for required additional sampling and testing.

6. NEXT MEETING

A. June 8, 2017

The next scheduled meeting is Thursday, June 8, 2017 at 7 p.m. at the Grange.

7. Audience of Citizens

Kandie Carle (East Haddam Art League) read a letter titled Proposal from the East Haddam Art League to the Municipal Building Committee; East Haddam Ct dated May 25, 2017. It is filed at the Selectman's office. The EHAL requested committee consideration for including an area dedicated to the presentation of works by league members. The EHAL would be responsible for maintaining a rotating exhibit. Ms. Carle stated it would be helpful to have hanging rails in the exhibit area. Mr. Mansfield suggested a display in the meeting room, noting the decision to have an exhibit was not a committee decision, but a Selectman's decision. Ms. Carle stated the reason they were presenting at the committee level was to ensure installation of hanging rails as a part of the project. Ms. Carle will provide pricing for the hanging rails.

Responsive to a question by Terri Dickinson, Mr. Mansfield replied the \$5,000 cut for the tennis courts on the town budget is to repair/reseal as a part of annual maintenance. Mr. Mansfield stated the committee's charge is to rebuild the tennis courts (estimated price of \$70,000-80,000). It is an add-alternate.

Responsive to a question by Terri Dickinson, Mr. Mansfield replied the "windows" which were seen during a recent walk thru, are demountable glass walls and part of the furniture system.

Responsive to a question by Mr. Gelston, Mr. Stein replied the gymnasium stage would be refinished. The project also provides for a new fire resistant stage curtain and replacement of house/gymnasium lighting. Theater lighting and stage acoustical treatment is not included in the project.

Terri Dickinson asked if using the wells would affect the houses in the area. Mr. Mansfield replied no, adding reuse of the existing wells would be drawing less water than when the building was a school.

8. ADJOURNMENT

Motion by Mr. Mansfield at 8:55 p.m. to adjourn. Seconded by Mr. Blaschik and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary