

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam  
Municipal Office Building Committee  
July 13, 2017  
Adopted August 10, 2017

**1. CALL TO ORDER**

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, July 13, 2017 at 7:00 p.m. at the Grange.

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

Municipal Office Building Committee Members: Craig Mansfield, Edward Blaschik, Phil Barlow, Roy Parker, Al Howat, Chuck Smith, Erik Dill, and Maryjane Malavasi.

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

Other(s) First Selectman Emmett Lyman, David Stein (Silver Petrucelli), Thomas Romagnoli, Scott Scholl (Downes Construction), Ron Turner (Facilities Director), Denise Dill and Ruth Ziobron (Recording Secretary).

**3. APPROVAL OF MEETING MINUTES**

**A. June 22, 2017**

**Motion by Mr. Blaschik to approve the June 22, 2017 meeting minutes as presented.  
Second by Mr. Smith.**

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

**Oppose: None**

**Abstain: Dill**

**Motion passed.**

**4. OLD BUSINESS**

**A. Silver Petrucelli & Associates**

Mr. Stein reported shop drawings and RFI's were being addressed as they are received. Silver Petrucelli reviews every change order before committee review. Silver Petrucelli is on site weekly. Value engineering items have been included in the drawings. Silver Petrucelli will present lighting and photometric changes to the Planning and Zoning Commission for re-approval as part of an administrative review.

Vault shop drawings have been finalized. Silver Petrucelli will be revising their submission letter to the State and they will then be sent to the State Library Commission for approval.

Mr. Stein presented an invoice for approval at the next meeting.

**B. Downes Construction**

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

-dated 07/13/17 Downes Building Committee Agenda.

-MOBC Propane Bid Package. Includes quotes from All-Gas, Paraco, Beners, East River Energy, Dutch Oil and Osterman. Osterman was the low bidder. Mr. Mansfield noted the town would need to approve this contract and the MOBC would be responsible for associated site work. This contract will require Board of Selectman/Finance approval. Mr. Dill questioned if the quote included monitoring devices. Mr. Romagnoli will ask.

It was noted that the Fuss and O'Neill contract would come out of the Owner's Contingency because the town owns the contract, eliminating a 10% upcharge by Downes Construction. The additional work for the unforeseen removal of the 2,000 gallon tank work will be an addendum on the Fuss and O'Neill AIA contract.

Mr. Mansfield stated the Owner's Subcommittee had reviewed the change orders.

**Motion by Mr. Blaschik to approve COP#3e - Delete Slab Topping/Delete Barrier 1 at Outbuilding, Per PR#10/VE 4 & 5, \$40,000 credit. Second by Mr. Howat and unanimously passed.**

**Motion by Mr. Parker to approve COP#24 - Credit Custom Paint at Overhead Doors per contractor VE, \$8,000 credit. Second by Mr. Howat and unanimously passed.**

**Motion by Mr. Dill to approve COP#26 - Removal of abandoned 2,000 Gallon (unforeseen) Tank, Fuss and O'Neill for \$0. Second by Mr. Howat and unanimously passed.**

**Motion by Mr. Smith to approve COP#25 - Brace Exterior Wall per RFI #49 \$6,373. Second by Mr. Dill and unanimously passed.**

**Motion by Mr. Parker to approve \$12,300 for Fuss & O'Neill for sampling and reporting for the 2,000 gallon tank as well as oversight and closure paperwork for petroleum releases. Second by Mr. Howat and unanimously passed.**

**Motion by Mr. Blaschik to approve COP #14-Shore sab at Corridor #155 per RFI #36 in an amount not to exceed \$18,000. Second by Mr. Barlow and unanimously passed.**

Mr. Scholl presented an invoice for approval at the next meeting.

**C. USDA**

Mr. Mansfield signed Fuss & O'Neill's addendum to the AIA contract and it will be forwarded to the USDA for approval.

**D. Bills and Invoices**-There were none.

**5. GENERAL DISCUSSION**

**A. Plaque Inventory/Dedication**

**Motion by Mr. Smith to form a Plaque Subcommittee nominating Mr. Parker, Mr. Dill, Mr. Blaschik and Mrs. Malavasi. Second by Mr. Howat and unanimously passed.**

Mr. Mansfield stated the town was receiving several requests for information by a committee member related to the project. Mr. Mansfield asked when committee members wanted information; to ask him and he would provide it or make arrangements for it to be available. Mr. Dill stated committee members should be aware of what is going on and if not, should not be on the committee. Mr. Mansfield stated some of the information requested was exceeding the scope of the project. Mr. Mansfield noted USDA documentation related to financing were under town review and not part of the committee's charge, so committee member requests would need to be placed as a FOI request. Mr. Mansfield stated committee members have the right to access anything related to the project; however it should not create extra work on the town. Due to not all members being at the meeting, committee members felt it as important to bring the topic up to discuss again when others are all present.

**Motion by Mr. Blaschik that if any information is requested by a committee member on the activities of the Municipal Office Building Project, that it be directed to the Chairman or the FOI process is to be used. Second by Mr. Parker and unanimously passed.**

Responsive to a question by Mr. Dill, Mr. Stein replied Silver Petrucelli had just received the Eversource application.

Mr. Mansfield voiced concern with misinformation being out in the public related to the project. Mr. Mansfield stated he would be writing an article for the East Haddam News for committee review.

**6. NEXT MEETING**

**A. July 27, 2017**

The next scheduled meeting is Thursday, July 27, 2017 at 7 p.m. at the Grange.

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

**8. ADJOURNMENT**

**Motion by Mr. Blaschik at 8:05 p.m. to adjourn. Seconded by Mr. Smith and unanimously passed.**

Respectfully submitted;

Edward C. Blaschik  
Secretary