

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
November 9, 2017
Adopted November 16, 2017

1. CALL TO ORDER

Mr. Mansfield called the meeting to order at 7:00 p.m. at the Town Grange.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)

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

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

Other(s) Scott Scholl, Thomas Romagnoli (Downes Construction), David Stein (Silver Petrucelli & Associates), Ron Turner (Facilities Director), and Ruth Ziobron (Recording Secretary).

3. APPROVAL OF MEETING MINUTES

A. October 26, 2017

Motion by Mr. Blaschik, second by Mr. Smith and unanimously passed to approve the October 26, 2017 meeting minutes as presented.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Stein reviewed:

- Sample finishes and colors.
- Room signage.
- The stage curtain color will be Copen blue.

B. Downes Construction

The following document was reviewed.

- Downes Building Committee Agenda for 11/09/17.

Project Update

- a. Work Completed:
 - Exterior brick at new addition.
 - Pre-cast medallion installation.
 - Binder paving.
 - Sidewalk install at courtyard.
 - Retaining wall at rubble wall foundation.
 - Vault installation.

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- Shingle roof at existing building.
- MDF & IT room static flooring.
- b. Work in Progress:
 - Gutter/downspout work.
 - Propane tanks and termination.
 - Extruded curing.
 - Plains Road sidewalks.
 - Ductwork install at new addition.
 - Switchgear installation.
 - Finished painting Hale Building/gym.
 - Gym ceiling grid.
 - Existing building ceiling grid & lighting.
 - MEP at upper level part B areas.
 - Window extension jambs.
 - Pre-engineered building install.
- C. Work to start within two weeks:
 - Final paving/line striping.
 - Transformer delivery.
 - Installation of pre-engineered building.
 - Millwork.
 - Flooring.

The following change orders were presented by Mr. Scholl for review and approval. Mr. Mansfield noted that the Owner's Subcommittee had reviewed all change orders being discussed.

Motion by Mr. Barlow, second by Mr. Parker and unanimously passed to approve COP#3 – Existing South retaining wall, VE Item #32 (\$78,209).

Motion by Mr. Barlow, second by Mr. Dill and unanimously passed to approve COP#3b – Delete GUH-4 at Outbuilding, VE Item #28, (\$4,773).

Motion by Mr. Smith, second by Mr. Blaschik and unanimously passed to approve COP#3ff – Provide fabric duct in lieu of double wall duct at gym, VE Item 28, (\$8,170).

Color options will be provided to the committee.

Motion by Mr. Dill, second by Mr. Barlow and unanimously passed to approve COP#3p – Vault revisions, VE Item #17, (18,007).

Motion by Mr. Barlow, second by Mr. Dill and unanimously passed to approve COP#3y – Provide extruded curb in lieu of concrete curb, PR #25, VE# 49B- (\$25,046).

Motion by Mr. Blaschik, second by Mr. Smith and unanimously passed to approve COP#11- Infill misc. existing concrete slab openings, allowance overage, \$2,815.

Motion by Mr. Barlow, second by Mr. Parker and unanimously passed to approve COP#19 – Additional drainage at bio swale, RFI#42, \$3,795.

Motion by Mr. Howat, second by Mr. Smith and unanimously passed to approve COP#33 – CMU bond beam at opening 147, RFI #16, \$8,477.

Motion by Mr. Blaschik, second by Mr. Smith and unanimously passed to approve COP#56 – Additional concrete step at gym stair, revised drawings A412, \$1,853.

Motion by Mr. Parker, second by Mr. Barlow and unanimously passed to approve COP#74 – Additional emergency relays, RFI #136, \$2,957.

Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP#75 – Increase feeder size, PR 39/43 - \$1,084.

COP #84 was tabled.

Motion by Mr. Parker, second by Mr. Dill and unanimously passed to approve COP#105 – Relocate fire alarm panel, PR #4 - \$5,708.

Motion by Mr. Parker, second by Mr. Barlow and unanimously passed to approve COP#124 – Additional doweling at garage bay slab opening, RFI #195 \$156.

Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP#136- Deck infills at roof, allowance overage, \$5,839.

Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP # 158- Add slate at dormers on front of building with approval of materials by the architect in an amount not to exceed \$6,000.

Motion by Mr. Barlow, second by Mr. Parker and unanimously passed to approve COP #133 Electrical hardware for aluminum doors in an amount not to exceed \$16,475 to be allocated from the construction contingency.

C. USDA

All change orders have been reviewed and approved.

D. Bills and Invoices

Motion by Mr. Blaschik, second by Mr. Howat and unanimously passed to pay Downes Construction Company's October 2017 requisition #10 in the amount of \$2,387,337,34.

5. GENERAL DISCUSSION

Kandy Carle will be contacting the Selectman's office regarding the Art League's \$400 donation for the rail system.

Silver Petrucelli has completed the proposed changes to the millwork needed due to the swing of the vault door. These changes will be reviewed by the building inspector.

The permitting State Education fund fee will be reviewed by Downes Construction.

The Commissioning Agent RFP was reviewed and will be given to the Selectman's office to post as soon as possible.

Motion by Mr. Blaschik, second by Mr. Howat and unanimously approved to accept the Commissioning RFP as edited.

Mr. Barlow voiced concern with the concrete walkways being treated with salt. No salt is to be used on the walkways for the first year until the concrete cures.

Mr. Stein stated an oil/water separator would require state permitting. He stated there would be minimal washing of equipment and a holding tank would be used at the garage bays.

Committee members reviewed and revised the exterior sign design. Mr. Stein will revise and present to the committee at the next meeting.

Mr. Stein will provide Mr. Mansfield with an AIA agreement and remittance information for Interscape so a PO can be cut by the town.

6. NEXT MEETING

A. November 16, 2017

Upcoming meetings are:

- November 16, 2017
- December 14, 2017
- December 28, 2017

7. Audience of Citizens-none.

8. ADJOURNMENT

Motion by Mr. Blaschik at 8:17 p.m. to adjourn. Seconded by Mr. Howat and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary