

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
February 15, 2017
Adopted February 21, 2017

1. CALL TO ORDER

The Special Meeting of the East Haddam Municipal Office Building Committee was held on Wednesday, February 15, 2017 at 6:00 p.m. at the Town Hall Annex.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)

Municipal Office Building Committee Members: Craig Mansfield, Chuck Smith, Edward Blaschik, Phil Barlow, Al Howat, Erik Dill, and Tracey Gionta (BOE).

Absent Member(s): Roy Parker, Daniel Alexander, Harvey Thomas, Tiffany Quinn (P&R), and Sue Link (BOS).

Other(s) Scott Scholl and Thomas Romagnoli (Downes Construction), Paul Jorgensen (Silver Petrucelli), Ron Turner, Denise Dill, David Carpenter (arrived 6:37 p.m.), and Ruth Ziobron (Recording Secretary).

3. APPROVAL OF MEETING MINUTES

A. January 26, 2017

Motion by Mr. Blaschik to approve the January 26, 2017 meeting minutes as amended. Second by Mr. Smith.

-page 2, under General Discussion, 3rd line, add "Erik Dill requested that the Inland and Wetlands Commission not approve the application for plans for the fields until after the Municipal Office Building project is complete."

Favor: Smith, Blaschik, Barlow, Howat, Dill

Oppose: None

Abstain: Mansfield

Motion passed.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Jorgenson reported phase 2 plan documents are complete and have been transmitted to Downes Construction. They include the USDA required changes to the bathrooms and need to be sent to the USDA.

B. Downes Construction

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

-East Haddam Town Hall-Bid Results Progress Summary dated 2/17/17.

-Town Of East Haddam Bullet points for discussion dated 2/15/17.

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-Town of East Haddam Building Committee Letter of Authorization Recommendations for Subcontract Award BP #1.2.1 Demo & Abatement.

Glass & Glazing and HVAC Units bid results will be opened February 20, 2017. The committee agreed a special meeting on February 21st to approve Phase 1 GMP for abatement for USDA.

Motion by Mr. Blaschik to hold a special meeting on February 21, 2017 at 6 p.m. place to be determined to approve phase 1 GMP. Second by Mr. Smith and unanimously passed.

The USDA has approved going out to bid for phase 2.

Changes to the Design Documents will be an addendum. Responsive to a question by Mr. Dill, Mr. Romagnoli replied grass pavers and tennis courts are the only alternates in the plan documents. Mr. Dill stated he would like a list of all items which the committee discussed as being alternates.

Greico and Haines have inspected the wells and will be fitting the wells for temporary water for the demolition and construction. They will be DPH tested.

The committee will meet April 6th in order to get approval for phase 2 GMP sent to USDA.

Motion by Mr. Blaschik and seconded by Mr. Dill to change the regular April 13, 2017 meeting to April 6, 2017. Motion carried unanimously.

Mr. Howat reviewed Design Document edits. Mr. Mansfield requested a bid package for outside signage.

The committee requested the MEP engineer to attend a meeting to review HVAC system details.

C. USDA

The USDA has approved Fuss and O'Neill's contract. Mr. Mansfield and Mr. Dill reviewed the USDA process at a Board of Finance meeting and Town Financial Advisor. The BOF is requiring USDA funding. Removal of CHRO requirements will streamline the bid process. It will not be necessary because of the USDA process.

Motion by Mr. Howat and seconded by Mr. Dill based on USDA funding not to include CHRO requirements. Unanimously passed.

D. Bills and Invoices

Mr. Blaschik requested bills and invoices are to be listed on future agendas.

Motion by Mr. Blaschik and second by Mr. Barlow to pay Downes Construction invoice dated 11/ 10/ 16 in the amount of \$6,735 and invoice dated 1/31/17 in the amount of \$11,582. Motion passed unanimously.

Motion made and seconded by Mr. Smith to pay Fuss and O'Neill's invoice #15324 in the amount of \$5,000 for additional testing. Motion passed unanimously.

Motion by Mr. Blaschik and seconded by Mr. Smith to pay Silver Petrucelli's invoice #16-2602 in the amount of \$90,000. Motion passed unanimously.

5. GENERAL DISCUSSION

A. Treasurer Positon

Daniel Alexander was appointed as Treasurer however alternates can't hold positions on the committee.

Motion by Mr. Mansfield to appoint Erik Dill as Treasurer. Seconded by Mr. Barlow and unanimously passed.

The committee will send a response to the Inland and Wetlands Commission regarding the potential impacts the proposed new fields would have on the project. The committee feels that there are too many open items with the Municipal Building project. There is potential uncertainty to well locations and site work. The committee will ask that the IWWC hold approval on the application until the Municipal Office well design and site work are approved and installed.

6. NEXT MEETING

A. February 23, 2017

There will be a special meeting on Tuesday, February 21st at 6 p.m. at the Town Hall Annex.

7. Audience of Citizens

Mr. Carpenter reviewed the following document which is filed at the Selectman's Office.
-Energize Connecticut 2014 Commercial & Industrial Programs.

Mr. Carpenter complimented Downes Construction for following the East Haddam Business Ordinance.

Mr. Carpenter reviewed Eversource rebates through Energize CT.

The committee will review the proposed system for occupancy sensors, operating costs and rebates.

8. ADJOURNMENT

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Motion by Mr. Blaschik at 7:28 p.m. to adjourn. Seconded by Mr. Mansfield and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary