

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
February 21, 2017
Adopted March 9, 2017

1. CALL TO ORDER

The Special Meeting of the East Haddam Municipal Office Building Committee was held on Tuesday, February 21, 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 Roy Parker.

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

Other(s) First Selectman Emmett Lyman, Thomas Romagnoli (Downes Construction), David Stein and Kenneth Sgorbati (Silver Petrucelli), Ron Turner-Facilities Director, Charlie Dickinson (recorded with a digital camera), Todd Gelston (arrived 6:41), Fred Hunt, Julie Leonardo, and Ruth Ziobron (Recording Secretary-departed @7:10).

3. APPROVAL OF MEETING MINUTES

A. February 15, 2017

Motion by Mr. Blaschik to approve the February 15, 2017 meeting minutes as amended. Second by Mr. Barlow.

-page 3, 2nd motion, strike “by Mr. Blaschik” and replace with “made”

Favor: Mansfield, Smith, Blaschik, Barlow, Howat, Dill

Oppose: None

Abstain: Parker

Motion passed

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Sgorbati reviewed the propane fueled mechanical systems. There will be multiple small units to accommodate varying usage needs through duct furnaces. There will be five separate systems on the upper level and additional three rooftop units serving the gymnasium and other offices. Office areas will have zones with programmable thermostats. Mr. Sgorbati does not recommended occupancy sensors because they would add complexity and cost to the project. There are air terminal reheat coils for areas such as the vestibules, stairwells and entrances. Mr. Stein stated the project plans were compliant with the November 2016 Energy Code. Mr. Sgorbati stated the units would qualify for incentive payments.

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Mr. Blaschik voiced concern that occupancy sensors were not being used. Mr. Sgorbati stated there would be lighting occupancy sensors. Mr. Blaschik stated meeting rooms, gymnasium, and the park and rec wing would not need to be heated or cooled all the time. Mr. Sgorbati stated there were many air terminal units in order to isolate rooms so that the unit would not need to be on unless needed. When needed, the thermostat may be turned onto occupied mode for a preset amount of time.

Mr. Stein stated the proposed mechanical systems would meet the building use needs, meet energy code and maximize rebates.

B. Downes Construction

Mr. Romagnoli reviewed the conservation of the murals. John Canning has recommended making a frame around the perimeter on the existing trim and to add a Masonite pegboard. There would be holes in the pegboard with a meter to measure the relative humidity daily. When the project is complete and the protection is removed, the murals will be cleaned, “impainted” and sealed.

-Approve Phase 1 GMP

Mr. Romagnoli reviewed the following documents which are filed at the Selectman’s Office:
-East Haddam town Hall-Bid Results dated 2/21/17.
-AIA Document A133-2009 Exhibit A Amendment No. 1.1.
-Downes Construction Company Letter of Authorization. Recommendation for Subcontract Award BP #1.2.1 Demo & Abatement, BP #1.1.1 Temporary Fence, BP #1.1.2 Temporary Power/Lighting, BP #1.8.1 Glass/Glazing, & BP #1.23.1 HVAC Units.

There will be a separate electric service for the construction trailer and a new line for temporary power at the existing building and garage. There may need to be coordination with the town because of locked in rates.

The Town Attorney will review the AIA Document. Mr. Romagnoli will review it with the USDA.

Motion by Mr. Dill to approve submitting to USDA for a phase 1 GMP not to exceed \$3,237,604.00. Seconded by Mr. Howat.

Responsive to a question by Mr. Howat, Mr. Romagnoli reviewed allowance and contingency closeouts for phase 1.

Motion passed unanimously.

- C. **USDA**-nothing new
- D. **Bills and Invoices**-nothing new

5. GENERAL DISCUSSION

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Daniel Alexander has resigned his alternate position on the committee.

Mr. Mansfield responded to Chairman Randy Dill-IWWC highlighting discussions from the February 15, 2017 meeting.

A Freedom of Information request has been made by the Foundation for Fair Contracting of Connecticut looking for contractors awarded to date and wage determinations. All requests have been fulfilled. Mr. Romagnoli noted this kind of request was not unusual for this type of project.

6. NEXT MEETING

A. February 23, 2017

Motion by Mr. Parker to cancel the February 23, 2017 meeting. Seconded by Mr. Blaschik and unanimously passed.

The next scheduled meeting is March 9, 2017.

7. Audience of Citizens-There was none.

8. ADJOURNMENT

Motion by Mr. Blaschik at 7:43 p.m. to adjourn. Seconded by Mr. Dill and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary