

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
April 20, 2017
Adopted April 27, 2017

1. CALL TO ORDER

The Special Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, April 20, 2017 at 6:00 p.m. at the Town Annex.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)

Municipal Office Building Committee Members: Craig Mansfield, Chuck Smith, Edward Blaschik, Roy Parker, Erik Dill, Phil Barlow (arrived 6:34), Al Howat, Charlie Dickinson (recorded with a digital camera), and Tracey Gionta (arrived 6:25) (BOE).

Absent Member(s): Maryjane Malavasi, Harvey Thomas, Jim Ventres, Sue Link, and Tiffany Quinn (P&R).

Other(s) First Selectman Emmett Lyman, Thomas Romagnoli and Paul Wojtowicz (Downes Construction), David Stein and Paul Jorgenson (Silver Petrucelli), Will Walter (BSC Group), Ron Turner-Facilities Director, Todd Gelston (arrived 6:41 and departed 7:30), Denise Dill and Ruth Ziobron (Recording Secretary).

Mr. Dickinson was seated for Mr. Barlow until his arrival.

3. APPROVAL OF MEETING MINUTES

A. March 23, 2017

Motion by Mr. Blaschik to approve the March 23, 2017 meeting minutes amended.

Seconded by Mr. Smith and unanimously passed.

-under Absent Members, add "Sue Link and Jim Ventres.

-page 2, under Phase 2, 4th and 5th line at end add (*)

-page 2, under Phase 2, beginning first paragraph, add (*)

-page 3, 1st line, strike "rewarded their" and replace with "awarded the".

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Stein reviewed the project progress.

Mr. Stein reported the DPH required a 72 hour continuous test of the wells. There are 2 wells, one at the Hale and one at the Ray buildings. During testing of the wells, the Ray building well pump failed. Sima came and repaired it with a new well pump so that testing can be restarted. Mr. Stein presented the committee with an estimate for additional services in the amount of \$3,884. This work has been completed and needed committee approval. This document is filed at the Selectman's office. Both wells passed the yield testing phase and there was enough yield to continue with the pump design. Samples of

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the water have been sent out for testing to determine water quality. The pump used for testing will not be the same one used for the designed well.

Mr. Romagnoli noted Downes Construction may have an allowance for the pump under a temporary water line item of the phase 1 GMP.

Mr. Mansfield asked why the both pumps were not replaced before the 72 hour testing started, noting it would have provided for lower testing expenses. Mr. Stein replied failure of the pump was unforeseen, that when they started up the pumps for testing, they were working.

Mr. Smith asked if there was a need for 2 wells. Mr. Mansfield replied yes. He explained the DPH requires that the existing 2 well system be maintained for reactivation.

Motion by Mr. Dill to approve BSC Group invoice dated April 20, 2017 in the amount of \$3,884. Seconded by Mr. Dickinson and unanimously passed.

Mr. Stein stated testing of the pavement subbase would be performed and would be paid under the geotechnical allowance. Mr. Stein stated soil samples were necessary to determine if the cuts on site could be repurposed. These tests will determine the extent of the pavement and subbase design. Mr. Dill questioned if the old brick could be re-used to which Mr. Romagnoli replied it would have been reflected in the demolition contractors bid.

Motion by Mr. Howat, seconded by Mr. Dickinson to approve soil testing for the pavement subbase and existing cuts to determine if it can be reused in the amount of \$3,520. Motion passed unanimously.

B. Downes Construction

Mr. Romagnoli reported on the demolition phase. There are panels on the eve of the Hale building which may need replacement. Mass demolition of the Ray building will start around May 22nd.

Mr. Romagnoli reviewed the following which is filed at the Selectman's office:

- DRAFT Phase 2-New Municipal Facility for the Town of East Haddam, GMP Amendment-1.2, exhibit A-GMP Summary, by Downes Construction Company, dated April 20, 2017.
- Phase 2- New Municipal Facility for the Town of East Haddam, GMP Amendment-1.2 Exhibit B-Assumptions and Clarifications by Downes Construction Company dated April 20, 2017.

Committee members reviewed the Value Management Summary Log. After a lengthy discussion, the committee was able to agree on over \$700,000 of value engineering options. Mr. Romagnoli will present the edited log at the next scheduled meeting.

C. USDA

Mr. Mansfield reported he would be attending monthly USDA meetings to review project updates.

D. Bills and Invoices

Motion by Mr. Blaschik to approve the following invoices:

-Halloran & Sage invoice #11229399 dated March 27, 2017	\$1,165.50
-La Voz Hispana de Connecticut publication notice #012617-32E	615.00
-La Voz Hispana de Connecticut publication notice #030217-00	615.00
-Hartford Courant invoice #003155028	1,603.37
-Harford Courant invoice #003117010	1,622.08
-East Haddam News invoice #949 dated 1/26/2017	275.63
-East Haddam News invoice dated 3/31/17	267.00

Second by Mr. Dill and unanimously passed.

5. GENERAL DISCUSSION

Mr. Mansfield stated information sent to committee members were for discussion at meetings. Downes Construction's draft Phase 2 GMP document was in draft form and had been shared outside the committee. Mr. Mansfield stated he had received phone calls from people these documents had been shared with who were not on the committee. He stated the release of the draft documents created negative untrue information about the project. He stated draft documents were for the committee to review at meetings and were not public accurate information until discussed at a meeting. Mr. Mansfield stated the committee had spent over 2 hours this evening reviewing value engineering items, bringing the project within budget. Mr. Mansfield reiterated draft documents should not be sent out to the public until the committee had a chance to review at a meeting. Committee members agreed.

6. NEXT MEETING

A. April 27, 2017

Motion by Mr. Blaschik to schedule a special meeting April 27, 2017 at 6 p.m. at the Grange. Seconded by Mr. Howat and unanimously passed.

7. Audience of Citizens-There was none.

8. ADJOURNMENT

Motion by Mr. Blaschik at 9:06 p.m. to adjourn. Seconded by Mr. Parker and unanimously passed.

Respectfully submitted;

Municipal Office Building Committee, Town of East Haddam

Edward C. Blaschik
Secretary