

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
September 7, 2017
Adopted September 20, 2017

1. CALL TO ORDER

The Special Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, September 7, 2017 at 7:02 p.m. at the Annex.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)

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

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

Other(s) First Selectman Emmett Lyman, David Stein (Silver Petrucelli), Scott Scholl and Tom Romagnoli (Downes Construction), Ron Turner, Denise Dill, Beth Dillon, Forest Anderson, Kandie Carle, and Ruth Ziobron.

Mrs. Malavasi was seated for Mr. Parker.

3. APPROVAL OF MEETING MINUTES

A. August 24, 2017

Motion by Mr. Blaschik, second by Mr. Howat approve the August 24, 2017 meeting minutes as presented. Motion passed unanimously.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Stein reported the following:

- Submittals and RFIs are up to date.
- The yellow steel reinforcement beam coordination has been resolved.
- Silver Petrucelli is working with Downes for electrical and IT locations as well as site plans for the outdoor stairs and sidewalks.
- Demountable wall design.
- Lighting and the sidewalk behind the outbuilding has been eliminated. The Land Use Office is reviewing these revisions.

B. Downes Construction

The following document was reviewed and is filed at the Selectman's office.

- Downes Construction Company Committee Agenda for 9/07/17

Project Update

- a. Work Completed:
 - Foundation work at new addition.
 - AHU Installation in the attic.
 - Gym roof.
 - Exterior stair concrete will be complete next week.
- b. Work in Progress:
 - South sidewalk is being prepped.
 - Outbuilding final survey this week, foundation work to begin.
 - North retaining wall completion.
 - Ductwork install at attic areas.
 - RTU installation at roof.
 - Masonry restoration continues around the building.
 - MEP at gym.
- c. Work to start within two weeks:
 - Slab on grade for new addition.
 - Structural steel.
 - Cold formed metal framing.
 - Interior drywall.
 - Shingle roof at Hale Building.

Mr. Scholl reviewed COP#8, #54, #59, and #61. These items were reviewed and approved at the Owner's Subcommittee meeting.

Motion by Mr. Blaschik to approve COP#8 load bearing walls in the Hale Building for additional work in the amount of \$13,903 RFI #5. Second by Mr. Barlow and unanimously passed.

Motion by Mr. Blaschik to approve COP#54 reduce PB-1 from 400 amp to 250 amp, (\$998 credit), RFI #54. Second by Mrs. Malavasi and unanimously passed.

Motion by Mrs. Malavasi to approve COP#59 panel P2/L2 changes, \$4,666, RFI #17. Second by Mr. Howat and unanimously passed.

It was noted that the waste removal from the existing tanks was a unit price quote and there was 8,700 gallons of waste.

Motion by Mr. Dill to approve COP#61 remove waste from existing septic tanks, \$13,626, contract allowance #10. Second by Mr. Blaschik and unanimously passed.

Motion by Mr. Howat to approve COP#16 mudset at toilet and copier rooms, \$6,200. Second by Mr. Blaschik and unanimously passed.

Committee members reviewed value engineering items to be added back into the project. Mr. Barlow noted that repair of the tennis courts was in the committee's charge and he asked for quotes.

The committee discussed the importance of maintaining the historic character of the building and agreed to add the following value engineering items. They were approved at the Owner's Subcommittee:

- VE#10 Deduct alternate for revised floor to tile to provide a regular 2 x 2 daltile keystone group 2, in lieu of the 2 x 2 octegon with 1 x 1 dots for CFT1, 2 and PFT2, 4 in the amount of \$1,377.
- VE#11 deduct alternate to delete toilet room wall tiles at all non-plumbing wet walls in the amount of \$10,140.
- VE#41 delete wainscot paneling (applied moldings) in corridors in the amount of \$27,815.
- VE#43 delete crown molding in the meeting rooms, corridor and vestibule in the amount of \$26,927.
- VE#46b delete chair rail in corridor in the amount of \$13,109.
- VE#66 reduce the signage allowance (LED Sign) in the amount of \$16,699.

Motion by Mrs. Malavasi to add VE#10, 11, 41, 43, 46b and 66 in the amount of \$96,067.00. Second by Mr. Barlow and unanimously passed.

Mr. Scholl explained that Downes's July requisition contained change order #1 within the requisition. The timing of the requisition and discrepancies with the USDA and required forms did not allow for the change order to be signed off. Mr. Scholl stated the requisition reflected the change order number but the change order could not be shown in the requisition until it was fully signed off. It was revised, presented and approved during the Owner's Subcommittee for re-approval (application 7R). Mr. Mansfield explained the committee would need to delete the approved motion from the August 24th meeting in the amount of \$596,149.03 and reapprove application 7R for the amount of \$589,788.14 which was the July requisition for Downes Construction.

Motion by Mr. Blaschik to delete the approved motion from the August 24th meeting in the amount of \$596,149.03 and reapprove application 7R for the amount of \$589,788.14 which was the July requisition for Downes Construction. Second by Mrs. Malavasi and unanimously approved.

Committee approval for Downes's and Silver Petrucelli's August requisition is required at the next meeting.

D. USDA

The USDA requested the Town Attorney to sign and certify a few items on the contract. This additional work is being completed.

E. Bills and Invoices

Motion by Mr. Howat, second by Mr. Dill to approve Fuss & O'Neill's invoice #001605 dated August 14, 2017 in the amount of \$7,633.75. Motion passed unanimously.

Motion by Mr. Blaschik, second by Mr. Barlow to approve Silver Petrucelli's invoice #17-180 dated 2/1/2017 in the amount of \$16,750. Motion passed unanimously.

Motion by Mr. Blaschik, second by Mr. Howat to approve Silver Petrucelli's invoice #17-999 dated 5/1/2017 in the amount of \$6,000. Motion passed unanimously.

5. GENERAL DISCUSSION

- A. **Plaque Inventory/Dedication**-nothing new.
- B. **Other**

A mold remediation contract will be reviewed at the next meeting.

The Board of Selectman approved to bring Osterman's 3 year contract to the Board of Finance. Osterman will be contacted due to what appears to be a typo error, indicating a 5 year contract.

Testing as a result of neighbor complaints are complete and will be forwarded to the Town insurance company CIRMA.

6. NEXT MEETING

- A. **September 20, 2017**

The Owner's Subcommittee meeting will be on Wednesday, September 20th at 4 p.m. on site. There will be a site walk for committee members at 5:30 p.m. on September 20th. There will be a special meeting on Wednesday, September 20, 2017 at 7 p.m. at the Annex.

7. Audience of Citizens

Kandie Carle informed the committee that the Art League was willing to offer up to \$400 towards the art hanging system needed to create exhibits featuring East Haddam Art League members. She requested the allotted footage of total wall space in order to make recommendations on the number of hanging bars and hangers needed. Blocking in the walls to support the art will be reviewed by Silver Petrucelli.

Forest Anderson and Beth Dillon reviewed the VFW East Haddam's Wall of Honor display. Silver Petrucelli will incorporate the exhibit specifications in the plan design.

8. ADJOURNMENT

Motion by Mr. Blaschik at 8:07 p.m. to adjourn. Seconded by Mr. Barlow and unanimously passed.

Municipal Office Building Committee, Town of East Haddam

Respectfully submitted;

Edward C. Blaschik
Secretary