

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam  
Municipal Office Building Committee  
September 20, 2017  
Adopted October 5, 2017

**1. CALL TO ORDER**

The Special Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, September 20, 2017 at 7:04 p.m. at the Annex.

**2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)**

Municipal Office Building Committee Members: Craig Mansfield, Edward Blaschik, Erik Dill, Maryjane Malavasi, and Roy Parker.

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

Other(s) Tracey Gionta (BOE), Scott Scholl and Tom Romagnoli (Downes Construction).

Mrs. Malavasi was seated for Mr. Howat.

Committee members went on a site walk at 5:30 before the meeting.

**3. APPROVAL OF MEETING MINUTES**

**A. September 7, 2017**

**Motion by Mr. Blaschik, second by Mrs. Malavasi to approve the September 7, 2017 meeting minutes as presented.**

**Favor: Mansfield, Blaschik, Dill, Malavasi**

**Oppose: None**

**Abstain: Parker**

**Motion passed.**

**4. OLD BUSINESS**

**A. Silver Petrucelli & Associates**

No one from Silver Petrucelli was present.

**B. Downes Construction**

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

-Downes Construction Company Committee Monthly Status Report for September 2017.

Project Update

a. Work Completed:

Municipal Office Building Committee, Town of East Haddam

- New addition slab on grade.
  - Spray foam installation on part A of the building.
  - Underground utility installation from main building to outbuilding.
  - North retaining wall.
  - Beam infill at Corridor 152.
  - Vinyl fence rear parking lot.
  - Existing window demolition complete.
- b. Work in Progress:
- Outbuilding foundation work.
  - Shingle roof.
  - Window/storefront installation.
  - Sidewalk prep/install
  - Cold formed metal framing at new addition.
  - Ductwork install at attic areas.
  - Vapor barrier at crawl space.
  - Install balance of RTU support steel.
  - RTU installation at roof.
  - Masonry restoration continues around the building.
  - MEP at gym and upper level Part B areas.
- c. Work to start within two weeks:
- Gym ceiling.
  - Structural steel.
  - Interior drywall.

Mr. Scholl reviewed COP#3g, #3k, #3q, #3L, #14, #55, #62, #85, #60 and #104. These items were reviewed and approved at the Owner's Subcommittee meeting.

Mr. Scholl stated he was waiting for Mark Knittel to review the plans and present technology needs.

**Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP#3g- Revise attic guardrails to wood, VE #7, (\$26,868).**

**Motion by Mr. Parker, second by Mr. Dill and unanimously passed to approve COP#3k-Interior/Exterior door revisions, VE#8, 47a, 47b, (\$45,113).**

**Motion by Mrs. Malavasi, second by Mr. Parker and unanimously passed to approve COP#3q-Pulvertize existing parking lot, VE #20, (\$30,000).**

**Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously passed to approve COP#3L-Revise aluminum windows to storefront & reduce aluminum clad windows, VE #3, (\$33,000).**

**Motion by Mr. Blaschik, second by Mr. Dill and unanimously passed to approve COP#14-Shore existing slab at corridor #154, RFI #36, \$2,135.**

**Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP55-Provide footings for north canopy, RFI #67, (concrete only) \$687.**

**Motion by Mrs. Malavasi, second by Mr. Parker and unanimously passed to approve COP #62 – Provide ADA shower at locker room, submittal review, \$1,079.**

It was noted that COP #85 had already been approved by the committee.

Committee members reviewed COP #60 and COP #104. It was noted the amount of COP #104 was \$9,000.

**Motion by Mrs. Malavasi, second by Mr. Blaschik and unanimously passed to approve COP#60-Infill translucent windows on the stage – in the amount not to exceed \$5,846.**

It was noted that it was necessary to replace the window sills located at the rear of the building because they could not be cleaned of hazardous contaminants.

**Motion by Mr. Parker, second by Mr. Blaschik and unanimously passed to approve COP#104-Replace contaminated pre-cast sills on the rear of the building in amount not to exceed \$9,000.**

**Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously passed to approve Downes's requisition request application #8 for the August requisition in the amount of \$1,481,386.87**

#### **D. USDA**

The USDA has to approve Change orders #1, #2 and #3, AIA amendment for Silver Petrucelli's addendums 1-5 and Fuss and O'Neill's addendums to their contract 1 and 2.

#### **E. Bills and Invoices**

**Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously passed to approve the payment of \$400.00 to Old Lights On for the restoration of the original front entrance lights.**

**Motion by Mrs. Malavasi, second by Mr. Dill and unanimously passed to approve invoice #17-2001 to Silver Petrucelli in the amount of \$11,100.**

### **5. GENERAL DISCUSSION**

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

**B. Other**

Mr. Knittel is reviewing a Frontier quote.

**Motion by Mr. Dill, second by Mr. Parker and unanimously passed to appoint Ed Blaschik to the Owner's subcommittee.**

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

-Fuss & O'Neill Limited Indoor Air Quality Assessment Prior to Occupancy proposal dated September 7, 2017.

**Motion by Mrs. Malavasi, second by Mr. Parker and unanimously passed to approve Fuss and O'Neill's AIA Amendment #003 No. 20070547.D3E for mold testing and air quality testing in the amount of \$5,250.00.**

## **6. NEXT MEETING**

### **A. October 12, 2017**

The next meeting is scheduled for October 12, 2017.

## **7. Audience of Citizens**

There was none.

## **8. ADJOURNMENT**

**Motion by Mr. Blaschik at 7:51 p.m. to adjourn. Seconded by Mr. Parker and unanimously passed.**

Respectfully submitted;

Edward C. Blaschik  
Secretary