

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
October 5, 2017
Adopted October 26, 2017

1. CALL TO ORDER

The Special Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, October 5, 2017 at 7:08p.m. at the Annex.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)

Municipal Office Building Committee Members: Craig Mansfield, Edward Blaschik, Al Howat, Phil Barlow, Chuck Smith, Maryjane Malavasi, and Roy Parker.

Absent Member(s): Erik Dill, Harvey Thomas (BOF), Tiffany Quinn (P&R), Jim Ventres (Land Use Administrator), Tracey Gionta (BOE) and Sue Link (BOS).

Other(s) Scott Scholl (Downes Construction), David Stein (Silver Petrucelli & Associates), Ron Turner (Facilities Director) and Ruth Ziobron (Recording Secretary).

Mrs. Malavasi was seated for Mr. Dill.

3. APPROVAL OF MEETING MINUTES

A. September 20, 2017

Motion by Mrs. Malavasi, second by Mr. Barlow to approve the September 20, 2017 meeting minutes as presented.

Favor: Mansfield, Blaschik, Howat, Barlow, Malavasi, Parker

Oppose: None

Abstain: Smith

Motion passed.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Stein presented the following:

- Furniture vendor proposals will be presented at the next meeting.
- Final site plans for the outbuilding lighting plan will be presented to the Land Use Administrator next week.
- Electrical design for Information Technology is being finalized.

B. Downes Construction

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

- Downes Construction Company Agenda for 10/05/17

Project Update

- a. Work Completed:
 - New addition structural steel.
 - Cold formed metal framing at new addition.
 - Window installation at Hale Building.
 - South sidewalk.
 - Pump station install.
 - Vapor barrier at crawl spaces
 - RTU support steel
- b. Work in Progress:
 - Outbuilding exterior masonry.
 - Shingle roof.
 - Window/storefront installation.
 - Sidewalk prep/install
 - Ductwork install at attic areas.
 - Vapor barrier at crawl space.
 - RTU installation at roof.
 - Masonry restoration continues around the building.
 - MEP at gym & upper level part B areas.
 - Ceiling grid install at gym.
 - Vault delivery
- c. Work to start within two weeks:
 - Upper level B ductwork.
 - Window extension jambs.
 - Priming of upper level walls.
 - Installation of vault.
 - Installation of pre-engineered building.
 - Generator install.
 - Interior priming.

Mr. Scholl reviewed COP#3c, COP#3r, COP #3s, COP#3u, COP#3v, COP#06, COP#15, COP#81 and COP#90. These items were reviewed and approved at the Owner's Subcommittee meeting.

Motion by Mr. Blaschik, second by Mr. Barlow and unanimously passed to approve COP#3c- Relocated Transformer VE Item #26b, (\$923).

Motion by Mr. Blaschik, second by Mr. Barlow and unanimously passed to approve COP#3r – Revise Primary Conduit to PVC, VE Item #22bb, (\$18,500).

Motion by Mr. Smith, second by Mrs. Malavasi and unanimously passed to approve COP#3s- Provide Aluminum Feeder in Lieu of Copper, VE Item #25a, (\$50,000).

COP#3u –MC Cable for Branch Wiring, VE Item #35, (\$15,000) was tabled.

Motion by Mrs. Malavasi, second by Mr. Barlow and unanimously passed to approve COP#3v – Delete Pathways for Low Voltage, VE Item #24, (\$12,500).

Motion by Mr. Blaschik, second by Mr. Barlow and unanimously passed to approve COP#06 – Existing Lower Level Load Bearing Wall, PR #2 (\$532).

Motion by Mr. Smith, second by Mr. Parker and unanimously passed to approve COP#15-Fur out Walls at Corridor 152 & Rms 161-163m RFI #34, \$5,771.

Motion by Mr. Barlow, second by Mr. Smith and unanimously passed to approve COP #81 – Revise Exterior Lighting, PR#42, \$9,492.

Motion by Mr. Parker, second by Mrs. Malavasi and unanimously passed to approve COP #90 – Additional Concrete Placement at New Addition, RFI 142, \$1,412.

Motion by Mr. Blaschik, second by Mr. Barlow and unanimously passed to approve COP #49 – Abandon Well not to exceed \$7,500.

Motion by Mr. Blaschik, second by Mr. Barlow and unanimously passed to approve COP #106 – Revise Grading at Southwest Stair & Ramp not to exceed \$16,000.

Motion by Mrs. Malavasi, second by Mr. Smith and unanimously passed to approve COP #113 – Infill Slabs at Bathrooms 166 & 167 not to exceed \$15,000.

The roof deck over the hallway between the gym and the new Park and Recreation area was damaged requiring new steel decking to be installed. There was an allowance in the budget for deck replacement but the allowance will not be enough to cover the total cost. Mr. Scholl will provide additional information at the next meeting.

Fuss and O'Neill has pending punch list items. Re-inspection and monitoring of removal expenditures need to be reviewed with Fuss and O'Neill.

D. USDA

The USDA misplaced addendum #3. Mr. Mansfield will resend.

E. Bills and Invoices-There were none.

5. GENERAL DISCUSSION

A. Plaque Inventory/Dedication-nothing new.

B. Other

Mr. Mansfield reviewed a proposal by HB Powering Ideas dated September 29, 2017. It is filed at the Selectman's Office. Mark Knittel has reviewed it. The design allows for the big meeting space to have audio, video, and live YouTube streaming. The big meeting room may be split into two separate rooms but only one side would allow for YouTube streaming. Mr. Mansfield stated based on meeting room configuration, the conference room near Emergency Management would have a full technology setup for audio/video conferencing. Mr. Parker asked for a quote to allow for both sides of the large meeting room to have YouTube streaming as well as audio/video conferencing capabilities. Infrastructure will be reviewed. Approval was tabled until the next scheduled meeting.

Committee members reviewed Frontier Communications Equipment Purchase and Installation Schedule. It is filed at the Selectman's Office.

Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously approved to approve Frontier Communications Equipment Purchase and Installation Schedule for labor, materials, and permit to install for the fiber backbone 1:6 strand multimode (OM3) plenum (OFNP) rates armored optical fiber cable. This cable will be run to the MDF from the telecommunications demark-electrical room.

Mr. Barlow questioned the progress of the tennis court replacement. Mr. Scholl replied vendor research was underway.

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 8:09 p.m. to adjourn. Seconded by Mr. Smith and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary