

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
October 12, 2017
Adopted October 26, 2017

1. CALL TO ORDER

The Regular Meeting of the East Haddam Municipal Office Building Committee was held on Thursday, October 12, 2017 at 7:00 p.m. at the Grange.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)

Municipal Office Building Committee Members: Craig Mansfield, Edward Blaschik, Al Howat, Erik Dill, Chuck Smith, and Roy Parker.

Absent Member(s): Phil Barlow, Maryjane Malavasi, 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), Paul Jorgensen (Silver Petrucelli & Associates), Ron Turner (Facilities Director), and Ruth Ziobron (Recording Secretary).

3. APPROVAL OF MEETING MINUTES

A. October 5, 2017-Tabled.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Jorgensen presented the following:

- Vault shelving is being coordinated with Dupont.
- Mr. Mansfield voiced concern with the outbuilding wastewater storage tank requiring regular pumping maintenance. Mr. Mansfield stated a separator would require less maintenance. Mr. Mansfield asked if more research could be done on this item related to size and if it is truly a holding tank only.
- Vault verification is being reviewed.

Mr. Mansfield reviewed Interscape Commercial Environments invoice dated 10/4/17 for Phase 2-New items and installation quote for the demountable furniture in the amount of \$66,154.80. This quote is for the installation of the demountable walls only. A not to exceed time and materials quote is pending which would reduce costs. Mr. Mansfield explained the quote appeared high considering the location of materials in the gymnasium. Downes Construction is negotiating. Mr. Mansfield has asked Silver Petrucelli to develop a project management price to streamline the relocation of parts location in the gymnasium to the offices where they will be installed. This would reduce costs for skilled carpenter's installation and should drastically reduce the installation quote. Competitive quotes are also being reviewed. The Owner's Subcommittee recommended approval of the Phase 2-New Altos and Installation not to exceed \$66,154.80 with the agreement that hourly rate

will be identified to the committee and that it is a reasonable rate (\$80 to \$85 per hour for a skilled carpenter under prevailing rate).

Motion by Mr. Smith to approve a not to exceed amount of \$66,154.80 for the installation of the demountable walls pending an acceptable hourly rate and that Silver Petrucelli will review other options. Second by Mr. Blaschik and unanimously passed.

Interscape Commercial Environments invoice dated 10/9/17 for the East Haddam Furniture Proposal in the amount of \$96,866.51 was reviewed. Silver Petrucelli will review furniture stored in the gymnasium as to not pay for unneeded furniture and labor installation which would reduce this quote considerably.

B. Downes Construction

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

-Downes Construction Company Agenda for 10/12/17.

Mr. Parker asked to review the gymnasium floor refinishing design to update the location of painted lines. Mr. Mansfield asked for stops to be installed on the inoperable windows near the two Park and Recreation area.

Mr. Scholl reviewed COP#3A, COP#3AA, COP#3bb, COP#10, COP#21, COP#44, COP#49, COP#100 and COP #7. These items were reviewed and approved at the Owner's Subcommittee meeting.

Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP#3A- Interior/Exterior Lighting Changes, PR #4, VE Items 27, 57, 58, 59, 60, 62- (\$84,600).

Motion by Mr. Blaschik, second by Mr. Dill and unanimously passed to approve COP#3AA - Ceiling Changes in Meeting Room #3, PR #19, VE Item 54h - (\$2,196).

Motion by Mr. Parker, second by Mr. Smith and unanimously passed to approve COP#3bb- Delete Interior Cab upgrade of Elevator, PR #27, VE Item 65 - (\$14,300).

Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP#10 - Modify Registers/Diffusers, RFI's 24, 26, 30 - \$11,897.

Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP#21 - Wall Type Changes, RFI #14, (\$4,156).

Motion by Mr. Smith, second by Mr. Parker and unanimously passed to approve COP#44 - Re-compact Soils at New Addition, (\$0).

Motion by Mr. Barlow, second by Mr. Smith and unanimously passed to approve COP #49 - Abandon Unforeseen Well, RFI #105, - \$6,400.

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. Parker, second by Mr. Smith and unanimously passed to approve COP #100 – To Cap off the Southwest retaining wall, \$2827.

Committee members reviewed an invoice from The Coe & Brown Company dated 9/27/17 for a wire mesh partition at the vault.

Motion by Mr. Blaschik, second by Mr. Howat and unanimously passed to approve COP #7 – Provide Wire Mesh Partition for Vault not to exceed \$5,060.

Motion by Mr. Smith, second by Mr. Blaschik and unanimously passed to approve Downes Construction Company's September 2017 payment Requisition amount of \$1,902,444.99.

C. **USDA**-nothing new.

D. **Bills and Invoices**-There were none.

5. GENERAL DISCUSSION

Mr. Mansfield reviewed a revised proposal by HB Powering Ideas dated October 10, 2017. The items that were requested to be looked at and added into the original proposal were all added which increased the quote by approximately \$15,000. The group agrees that the ability to stream multiple meetings was worth the increase.

Motion by Mr. Smith, second by Mr. Parker and unanimously passed to approve HB Powering Ideas quote not to exceed \$121,500.

Mr. Scholl reported there had been an onsite accident by the HVAC contractor not due to an unsafe working environment. He is fit to return to work.

An unsafe tree was removed by the Town Crew.

6. NEXT MEETING

A. **October 26, 2017**

The next meeting is scheduled for October 26, 2017.

7. Audience of Citizens

There was none.

8. ADJOURNMENT

Motion by Mr. Blaschik at 7:50 p.m. to adjourn. Seconded by Mr. Smith and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary