

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam  
Municipal Office Building Committee  
January 25, 2018  
Adopted February 8, 2018

**1. CALL TO ORDER**

Mr. Mansfield called the regular meeting to order at 7:00 p.m. at the Town Grange.

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

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

Absent Member(s): Al Howat, Roy Parker, Tracey Gionta (BOF), William DiCristofaro (BOF), Erik Anderson (BOE) Tiffany Quinn (P&R), and Jim Ventres (Land Use Administrator).

Other(s): First Selectman Emmett Lyman (BOS), Scott Scholl, David Stein (Silver Petrucelli) Ron Turner (Director of Operations(arrived 8:12 p.m.) and Ruth Ziobron (Recording Secretary).

Mrs. Malavasi was seated for Mr. Parker.

**3. APPROVAL OF MEETING MINUTES**

**A. January 11, 2018**

**Motion by Mr. Smith, second by Mr. Blaschik to approve the January 11, 2018 meeting minutes as presented.**

**Favor: Mansfield, Blaschik, Smith, Dill, Barlow**

**Oppose: None**

**Abstain: Malavasi**

**Motion passed.**

**4. OLD BUSINESS**

**A. Silver Petrucelli & Associates**

Mr. Stein reported the following:

-Building Department and Fire Marshal have been sent code modifications addressing a waiver to use the lower level of the Hale portion for incidental business paper storage. They have approved and the code modifications will be sent for State approval.

-Frames for the egress signs will be ordered.

-Directory signage will be available at the next meeting for approval. The directory signage may take 6 to 8 weeks to arrive so temporary signage may be used.

-Engineers have started working on a final punch list.

- Interscape has started installing the demountable walls.
- The vault inspection was reviewed. Deb Denette has been informed of the vault inspection requirements.
- Substantial Completion will be February 9, 2018.

**B. Downes Construction**

The following documents were reviewed.

- Downes Building Committee Agenda for 1/25/18.

Mr. Mansfield noted that the Owner's Subcommittee had reviewed all change orders being discussed.

**Motion by Mr. Smith, second by Mrs. Malavasi and unanimously passed to approve COP #78 – Additional floor drains - \$1,257, PR #78.**

COP #119 will be billed out of the owner's contingency.

**Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously passed to approve COP #119 – Shunt Trip - \$678, RFI #54**

**Motion by Mr. Blaschik, second by Mr. Dill and unanimously passed to approve COP #122 – Insulation at existing brick - \$9,378, RFI #188.**

**Motion by Mr. Dill, second by Mrs. Malavasi and unanimously passed to approve COP #147 – Steel detailing costs - \$1,033, RFI #131.**

**Motion by Mr. Blaschik, second by Mr. Smith and unanimously passed to approve COP #171 – Provide outlets for security equipment - \$367.**

**Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously passed to approve COP #174 – Demo plaster ceiling - \$4,712, RFI #178.**

**Motion by Mrs. Malavasi, second by Mr. Blaschik and unanimously passed to approve COP # 202- Compact car signage - \$1,152, RFI #235.**

**Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously passed to approve COP #203- Emergency circuits for outlets - \$22,164, PR #75.**

Gym floor refinishing was bid as an add-alternate.

**Motion by Mrs. Malavasi, second by Mr. Blaschik and unanimously passed to approve COP #214- Gym floor refinishing - \$29,160.**

**Motion by Mr. Smith, second by Mr. Dill and unanimously passed to approve COP #217 – Firesafing at top of CMU walls - \$0, allowance.**

COP # 232 was tabled.

Gymnasium scoreboard and tennis courts options were reviewed. These items were tabled.

Mr. Scholl stated the engraver suggested sand-blasting the bolder. Engraving design and expenses will be presented at the next meeting for approval.

**C. USDA-Nothing new.**

**D. Bills and Invoices**

**Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously passed to approve Downes Construction Company's invoice #12 in the amount of \$1,185,754.24.**

**Motion by Mr. Dill, second by Mr. Blaschik and unanimously passed to approve Silver Petrucelli's invoice #17-3167 dated 01/01/2017 in the amount of \$12,000.**

**Motion by Mrs. Malavasi, second by Mr. Barlow and unanimously passed to approve HB Communications invoice 003-114419 in the amount of \$11,299.00.**

**Motion by Mrs. Blaschik, second by Mr. Smith and unanimously passed to approve Comcast's invoice dated 1/16/18 in the amount of \$185.84.**

**Motion by Mrs. Malavasi, second by Mr. Smith and unanimously passed to approve an amount not to exceed \$1,300 for a refrigerator.**

## **5. GENERAL DISCUSSION**

Silver Petrucelli has filed all the required paperwork for the Energy rebate through Eversource. State budget moratoriums delayed filing.

The Town is responsible for patch cords and power strips. Mr. Mansfield will order them.

Fuss and O'Neill stated that they recommend performing the air quality testing once the final cleaning is complete. The test will be for mold and air quality.

Mr. Mansfield reminded committee members to attend the Town Meeting on January 31<sup>st</sup> at the Old Town Hall.

Responsive to a question by Mr. Dill, Mr. Mansfield stated doors not used for entry would be wired to the alarm panel for notification of them being opened.

Storage is allowed under the gymnasium and old cafeteria. Storage under the A section will require State approval.

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Mr. Dill asked Mr. Scholl if the walls would be painted in the electrical panel room off the gymnasium. Mr. Scholl responded that it would be painted.

**6. NEXT MEETING**

**A. February 8, 2018**

The next meeting is scheduled for Thursday, February 8, 2018 p.m. at the Grange.

**7. Audience of Citizens** – There was none.

**8. ADJOURNMENT**

**Motion by Mr. Blaschik at 8:17 p.m. to adjourn. Second by Mr. Dill and unanimously passed.**

Respectfully submitted;

Edward C. Blaschik  
Secretary