

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
December 14, 2017
Adopted December 28, 2017

1. CALL TO ORDER

Mr. Mansfield called the regular meeting to order at 7:06 p.m. at the Town Grange.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)

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

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

Other(s): First Selectman Emmett Lyman, Scott Scholl, Paul Jorgensen (Silver Petrucelli) Ron Turner (Director of Operations), Danielle Faipler (East Haddam News), and Ruth Ziobron (Recording Secretary).

3. APPROVAL OF MEETING MINUTES

Mrs. Malavasi was seated for Mr. Barlow.

A. November 30, 2017

Motion by Mr. Blaschik, second by Mr. Smith to approve the November 30, meeting minutes as presented.

Favor: Mansfield, Blaschik, Smith, Parker, Dill, Howat

Oppose: None

Abstain: Malavasi

Motion passed.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Jorgensen reviewed pending submittals.

Mr. Jorgensen reported there would be a delay receiving demountable parts from Interscape (January). Mr. Mansfield asked Silver Petrucelli to contact Interscape to expedite delivery.

Silver Petrucelli is helping with the design of the Wall of Honor display case design.

Silver Petrucelli will design the committee plaque based on Mr. Parker's draft as well as wall layout as discussed during General Discussion. Mr. Parker will forward plaque sizes to Silver Petrucelli.

The trees located at the rear of the building in the swale will be relocated.

B. Downes Construction

The following documents were reviewed.

-Downes Building Committee Agenda for 12/14/17.

The need for additional emergency outlets and the locations were reviewed. They will keep all departments operational in a power outage. Mr. Blaschik asked for an emergency outlet in the gymnasium for the voting machines. He asked if outdoor parking lights were included. Mr. Jorgensen replied outdoor building lights were included. There is ample room for additional circuits to be added at a later date from the 150 kilowatt generator.

The following change orders were presented by Mr. Scholl for review and approval. Mr. Mansfield noted that the Owner's Subcommittee had reviewed all change orders being discussed.

Motion by Mr. Blaschik, second by Mr. Parker and unanimously passed to approve COP #3f- Delete aluminum grating at areaway, PR 11, VE (\$10,000).

Motion by Mr. Blaschik, second by Mr. Dill and unanimously passed to approve COP #7b - Electrical Hardware for wire mesh partition, \$481.

Motion by Mrs. Malavasi, second by Mr. Blaschik and unanimously passed to approve COP #20a - Bypass dampers & additional duct, RFI 8R, \$6,819.

Motion by Mr. Smith, second by Mr. Blaschik and unanimously passed to approve COP# 48 - Additional support at roof decking, RFI #97, \$1,305.

Motion by Mr. Blaschik, second by Mr. Howat and unanimously passed to approve COP#55b - New footings at north canopy, RFI #67, \$835.

Motion by Mr. Howat, second by Mr. Blaschik and unanimously passed to approve COP #60- Delete translucent windows, PR #35, \$1,609.

Motion by Mr. Parker, second by Mr. Blaschik and unanimously passed to approve COP#121- Power to existing scoreboard, RFI#185, \$1,040.

Mr. Scholl explained there had been issues with the outbuilding contractor engineering design which did not allow for a 10 foot door in one bay. This would require modified steel at the headers and jams to accommodate the new door. The new door should arrive next

week. Committee members were against it being a cost to the project to fix the engineer's mistake.

Motion by Mrs. Malavasi, second by Mr. Dill and unanimously passed to approve COP#125 – Outbuilding steel modifications, RFI 197/211, \$3,187.

Motion by Mr. Howat, second by Mr. Blaschik and unanimously passed to approve COP#172- Toilet accessory/fixture changes, PR #59, \$2,971.

Motion by Mr. Blaschik, second by Mr. Dill and unanimously passed to approve COP#175 – Overhang at front entrances, RFI #219, \$850.

Mr. Mansfield stated each rack had its own dedicated UPS.

Motion by Mrs. Malavasi, second by Mr. Dill and unanimously passed to approve COP#177 – MDF room circuit, RFI#129, \$7,024.

Motion by Mrs. Malavasi, second by Mr. Howat and unanimously passed to approve COP #181 – Grounding for radio antenna, PR#63, \$1,311.

Motion by Mr. Smith, second by Mrs. Malavasi and unanimously passed to approve COP #189 – Modify ductwork at gym in an amount not to exceed \$5,000.

Motion by Mr. Blaschik, second by Mr. Howat and unanimously passed to accept Downes Construction's November 2017 requisition in the amount of \$1,738,725.70.

C. USDA-nothing new.

D. Bills and Invoices

Motion by Mr. Blaschik, second by Mr. Howat and unanimously passed to approve Silver Petrucelli's invoice #17-2835 dated 12/1/2017 in the amount of \$16,223.70.

Motion by Mr. Blaschik, second by Mrs. Malavasi and unanimously passed to approve the I-B invoice dated 12/4/2017 in the amount of \$59,079.

5. GENERAL DISCUSSION

Two of the town's attorneys have Consulting Engineering Services as clients. The town is seeking counsel to review the Commissioning Bid Document. Consulting Engineering Services have started work.

The seeding was past the last date for seeding. BSC recommends reseeding in the spring if necessary. Mr. Scholl stated there would be no cost for spring reseeding because current seeding was considered stabilization.

Mr. Dill reviewed his meeting and sketches for the Wall of Honor. They will be contacted to be made aware that there was funding budgeted for the Wall of Honor.

Committee members discussed the Building Committee plaque and wall layout of all plaques. Silver Petrucelli will provide drawings based on discussions at the next meeting.

Downes Construction will provide quotes for tennis courts, lighting the basement where files will be located and 2 scoreboards in the event there are additional funds at the end of the project.

Downes Construction will get quotes to engrave the entrance stone. Mr. Mansfield asked for a quote for providing electrical to the rock. Mr. Smith suggested reflective lettering.

Mr. Dill stated committee comments on the Phase Two Project manual specified:

- Section 263213...2.2-"Add section noting generator size is 150KW".
- Section 283111..."Insure that all documents call for Fire panel to be Fire-lite addressable system-some places call for Notifier panel".

A non-generic panel was specified however a Simplex Fire panel was installed. Mr. Mansfield stated correcting the fire panel would cause project delay by months. Mr. Dill stated funding should be held back to correct the error at a later date. Mr. Blaschik stated the committee had specifically requested that Simplex not be the fire panel provider. Mr. Mansfield suggested that the mistake may need to be looked at as an errors and omissions claim with Silver Petrucelli.

Water runoff redesign is being performed by BSC.

Mr. Mansfield reviewed Comcast's survey. Lines from the electrical room downstairs up to the MDF requires a less rigid cable in order to snake through the lines. Flex cable will be used. Installation should be completed next week.

The back doors near the Trooper's Office and lower basement have been sent back to be re-prepped. Timing may be an issue.

Mrs. Malavasi stated the Lion's Club would dedicate their sign after the building committee ribbon cutting.

6. NEXT MEETING

A. December 28, 2017

The next meeting is scheduled for Thursday, December 28, 2017 at 7 p.m. at the Grange.

7. Audience of Citizens

Responsive to questions by Ms. Faipler, Mr. Mansfield replied the project was within budget, on time and with no foreseen delay. She asked if the building could be opened earlier. Mr. Mansfield replied no. Mr. Mansfield stated the committee was fulfilling their commitment to residents to build a building that everyone would be proud of and on budget.

8. ADJOURNMENT

Motion by Mr. Blaschik at 8:58 p.m. to adjourn. Seconded by Mr. Parker and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary