

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
October 24, 2018
Adopted November 8, 2018

1. CALL TO ORDER

Mr. Mansfield called the meeting to order at 7:02 p.m. at the Municipal Office Complex.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)

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

Absent Member(s): Erik Dill, Phil Barlow, Tracey Gionta (BOF), William DiCristofaro (BOF), Erik Anderson (BOE), Park and Rec Representative (P&R), and Jim Ventres (Land Use Administrator).

Other(s): First Selectman Emmett Lyman, Scott Scholl (Downes Construction), David Stein-arrived 7:13 p.m. (Silver Petrucelli), Ron Turner (Director of Operations) and Linda Zemienieski.

Maryjane Malavasi was seated for Mr. Dill.

3. APPROVAL OF MEETING MINUTES

A. October 4, 2018

Motion by Mr. Blaschik, second by Ms. Malavasi to approve the October 4, 2018 meeting minutes as presented.

Favor: Mansfield, Blaschik, Malavasi

Oppose: None

Abstain: Smith, Howat, Parker

Motion passed

4. OLD BUSINESS

A. Silver Petrucelli & Associates

-There was an ADA walk through on October 10th. A written report is pending.

- The USDA received an ADA complaint that the building is non-compliant. Additionally, complaint letters were sent to the town from Terri Dickinson and Tom Smith. Issues in the complaints were discussed with the following discussions.

-Electric door openers are not a code requirement; however the committee agreed that they would research options and costs for installing door openers on the front entrance doors. Mr. Scholl will research this item.

-The "closing weights" of the doors were checked and closers were replaced in five locations which could not be adjusted to be within code.

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- Mr. Stein will contact Mary Grasso this week regarding the ADA reports and information needed i.e. timelines and results of issues being addressed.
- Dehumidification appears to be the recommended solution for the floor issues. It is unknown if this can be accomplished with the existing controls now that they are programmed correctly.
- One other option is the installation of basement dehumidifiers.
- It was decided to wait for more exterior humid conditions to determine if the existing systems will function property and what additional equipment is required to affectively control the humidity.
- Flooring will be patched to eliminate trip hazards.
- The 2 handicapped locations and ponding areas are being reviewed for a resolution.
- The sidewalk has been installed per the plans. Asphalt was not installed correctly. Committee members discussed the step onto the sidewalk at the cross walk. Once the new asphalt is installed, the sidewalk will go from flush to a 6" step over 4ft. A civil engineer will be hired to create plans to address this issue.

B. Downes Construction

Mr. Scholl reviewed the following:

- Downes Building Committee Agenda dated 10/24/18.
- Summary of Humidity Issues report.

The Owners Subcommittee did not review the change orders.

Motion by Mr. Blaschik, second by Mr. Smith and unanimously passed to approve COP #350-Flagpole Lighting Issues, \$1,838.

Motion by Mr. Smith, second by Mr. Parker and unanimously passed to approve COP #98-Interior Glazing Allowance Reconciliation (\$5,976).

C. USDA-There was nothing new.

D. Bills and Invoices-There were none.

5. GENERAL DISCUSSION

- Committee members discussed the conditions behind the outbuilding.
- The front retaining wall erosion at the old driveway will need to be addressed.
- Committee members asked that the tree in front of the entrance rock be transplanted elsewhere.

6. NEXT MEETING

A. November 8, 2018

The next scheduled meeting is Thursday, November 8, 2018 at 7 p.m. at the Municipal Office Complex.

7. Audience of Citizens-None.

8. ADJOURNMENT

Motion by Mr. Howat at 9:10 p.m. to adjourn. Second by Mrs. Malavasi and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary