Town of East Haddam
Municipal Office Building Committee
April 8, 2021
Adopted December 9, 2021

1. CALL TO ORDER
Mr. Mansfield called the meeting to order at 7:10 p.m. via Zoom.

2. ATTENDANCE AND APPOINTMENT OF ALTERNATE(S)
Municipal Office Building Committee Members: Craig Mansfield, Edward Blaschik, Eric Dill, Maryjane Malavasi, Roy Parker, Phil Barlow and Chuck Smith.

Absent Member(s): Al Howat, Tracey Gionta (BOF), William DiCristofaro (BOF), Erik Anderson (BOE), and Jim Ventres (Land Use Administrator).

Other(s): First Selectman Rob Smith, Don Angersola-Facilities Director, Lisa Conroy -Park and Rec Representative (P&R), and Ruth Ziobron-via YouTube.

Mrs. Malavasi was seated for Mr. Howat.

3. APPROVAL OF MEETING MINUTES
A. March 11, 2021

Motion by Mr. Smith to approve the March 11, 2021 meeting minutes. Second by Mrs. Malavasi.
Favor: Mansfield, Blaschik, Dill, Malavasi, and Smith
Oppose: None
Abstain: Parker

Motion passed.

4. OLD BUSINESS

A. Silver Petrucelli & Associates-Nothing new.

B. Downes Construction-Nothing new.

C. USDA-Nothing new.

D. Bills and Invoices-None.

5. GENERAL DISCUSSION

Mr. Angersola reviewed the following:

- Parking Lot drainage - $3,000.00
The existing drainage pipes and grated covers are 6” in diameter and plug with leaves and sand, causing ponding in the parking lot. The PW’s department has replaced one drain with a 14’’ X

14'' concrete basin that has decreased the ponding. This funding is for replacement of all 6'' vertical drains with concrete pre-cast basins.

-Roof and Dormer repairs and Selectman's entry door - $5,000.00
Replace wood and aluminum trim that has been blown/fallen off the front dormers. Mr. Barlow asked for a cut sheet for the Selectman's entry storm door.

-Gutter, and downspout repairs - $2,000.00
The current gutter design has riveted and caulked seams every 8'-10' but the seams are failing and causing calcification on the building's exterior. The seams will need additional sealing to prevent leakage.
The current downspout design is also in 8'-10' lengths that have been riveted together, but the seams have been failing and causing calcification on the building's exterior. Additional caulk is the only viable repair for this.

-Generator Re Wire - $5,000.00
The generator needs AC and additional outlets installed starting by the building department going to the EM/PD areas. In addition, the existing AC in the PR hall and Town Clerks area will need to be removed as to not overload the generator.

-Door Locks-$10,000.00
This request is to replace the existing keyed door locks with thumb activated locking devices. The current design requires a key to lock the door from the inside in case of an emergency.

Motion by Mr. Blaschik, to approve $25,000 for repairs presented by Mr. Angersola. Second by Mr. Smith and unanimously passed.

Committee members reviewed the following:
-Opticon Inc dated January 25, 2021 for audio video updates to meeting rooms 1, 2, and 3 to support Zoom meetings in meeting rooms 1, 2 and 3. This document is filed in the Selectman's Office.
-Mr. Mansfield stated the Town had exhausted Covid funding on other needs.
-Committee members discussed if upgrading the meeting room at this stage of the project was a part of their original charge.

Motion by Mr. Mansfield to approve the proposed $42,000 for technology to support Zoom meetings in meeting rooms 1,2 and 3. Second by Mr. Blaschik.

Favor: Mansfield, Blaschik, Malavasi, Parker, Barlow, Smith
Oppose: Dill
Abstain: None

Motion passed.

A. Tennis Court RFP Review

-Committee Members reviewed and edited the Tennis Court bid specs and accommodating pickleball courts.

-Mr. Angersola will provide a list of building concerns for Downes Construction.

7. ADJOURNMENT

Motion by Mr. Blaschik at 8:26 p.m. to adjourn. Second by Mr. Smith and unanimously passed.

Respectfully submitted;

Edward C. Blaschik
Secretary