Town of East Haddam
Municipal Office Building Committee
August 28, 2024

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, Maryjane Malavasi, Roy Parker, Al Howat, Phil Barlow, Chuck Smith, Roy Parker, and Eric Dill.

Absent Member(s):

Other(s): Don Angersola.

3. APPROVAL OF MEETING MINUTES
A. July 27, 2023

Motion to approve the minutes.
-Correct adjournment motion.
-add more details to bills and invoices.

Blaschik/Howat
Abstain: Smith, Parker, Dill
All others Favor
Motion Passed

4. OLD BUSINESS
Committee members reviewed the updated budget. It is filed at the Finance office.

A. Facilities update-Don Angersola
The committee discussed three items requiring immediate attention: generator work, the Building Management System (BMS), and the septic system control box. The generator work, estimated at $28,500, would involve rewiring the building to ensure comprehensive emergency power coverage. The current setup is insufficient, necessitating extension cords during power outages, which pose safety risks. The committee emphasized the importance of this upgrade for ensuring the building's functionality and safety during emergencies.

The septic system control box failed requiring replacement, estimated at around $10,000. The committee was informed that parts were being sourced from out of state, which could impact the timeline and final cost of the repair.

The BMS system is responsible for managing the building's HVAC systems. The current system has many issues including inconsistent temperature control and excessive energy costs due to malfunctioning components. The committee debated the merits of replacing the BMS with a new USA Mechanical and Niagara Controls system, with a base bid of $35,000. This would be for the programming aspect of the system, focusing specifically on control valves and their controllers,

and not on hardware or components like blower fans or ductwork. The base bid for the project is expected to be durable and adaptable for many years. Concerns were raised about the reliability of the proposed system and the guarantees of its effectiveness. To mitigate these concerns, it was suggested that references from other users of the Niagra system be obtained, particularly those who had transitioned from a problematic system. The committee decided to proceed with the BMS replacement, contingent upon receiving positive feedback from references.

B. Bills and Invoices

Motion to approve:
Pump and Motors invoice #103738895 dated 5/31/2024 for $6,823.00. Septic repair of the installation of a new transducer and new floats.

Blaschik/Barlow Passed unanimously.

Motion to approve:
Cornerstone Fence & Ornamental Gate #82545 dated 8/19/2024 for $3,426.00. For the installation of more durable zip ties for the windscreens on the fences, which had been breaking due to sun exposure and wind stress.

Howat/Parker Passed unanimously.

Motion to approve:
A not-to-exceed amount of $28,500 for the rewiring of the generator to include it on the entire building onto the current generator.

Blaschik/Dill Passed unanimously.

Motion to approve:
A not to exceed amount of $10,000 to Art Plumbing for the replacement of the control box and any other required wiring.

Parker/Smith Passed unanimously.

Motion to approve:
A not-to-exceed amount of $35,000 contingent on successful reference checks for USA Mechanical and Niagara Controls for the replacement of the head end for the BMS system.
Parker/Howat Passed unanimously.

5. GENERAL DISCUSSION

The committee considered potential uses for the remaining funds including additional fire tank protection and water supply.

6. ADJOURNMENT

Motion to adjourn at 7:49 p.m.

Blaschik/Howat Passed unanimously.

Respectfully submitted.

Edward C. Blaschik
Secretary
ERZ