

Municipal Office Building Committee, Town of East Haddam

Town of East Haddam
Municipal Office Building Committee
July 24, 2025

1. CALL TO ORDER

Mr. Mansfield called the meeting to order at 7:04 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, and Eric Dill.

Absent Member(s): Al Howat, Phil Barlow, and Chuck Smith.

Other(s): Don Angersola, and Denise Dill.

Mrs. Malavasi was seated for Mr. Barlow.

3. APPROVAL OF MEETING MINUTES

A. August 28, 2024

Motion to approve the minutes as presented.

Blaschik/Dill

Motion Passed Unanimously.

4. OLD BUSINESS

Mr. Mansfield presented the budget: total project cost is \$14,952,675.63 with \$47,324.27 remaining from the \$15 million bond.

A. Facilities update-Don Angersola

The original contractor for the generator rewiring backed out, due to underbidding. A new contractor assessed the system and recommended replacing both transfer switches with a single larger one to fully power the building, raising the estimated cost to \$59,450. The committee agreed to revise the generator budget to not exceed \$46,800.

Mr. Angersola explained that a new control system was installed to fix long-standing HVAC issues, including previously hidden problems with exhaust fans that affected airflow and temperature balance. Since adjustments, the system has mostly stabilized, but balancing issues remain, particularly in offices with varying sunlight exposure. He now has full control over system settings, which was not possible before. Commission members discussed persistent temperature inconsistencies, weekend cooling concerns, and design flaws, with suggestions to review plans and investigate missing components.

B. Bills and Invoices

Motion to change the not-to-exceed amount of \$28,500 for the generator to \$46,800.

Blaschik/Malavasi

Passed unanimously.

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Motion to approve the US Mechanical invoice #23995 for \$34,294.

Blaschik/Dill
Passed unanimously.

Motion to approve Art Plumbing invoice #37232 for \$8,321.04 for the replacement of the control box and other wiring.

Blaschik/Parker
Passed unanimously.

5. GENERAL DISCUSSION-There was none.

6. ADJOURNMENT

Motion to adjourn at 7:28 p.m.

Blaschik/Malavasi
Passed unanimously.

Respectfully submitted.

Ruth Ziobron
Recording Secretary