

**ECKERSLEY-HALL BUILDING COMMITTEE  
MONDAY, FEBRUARY 10, 2014  
POLICE DEPARTMENT COMMUNITY ROOM  
6:00 PM**

**Members Present:** Ron Klattenberg, Trevor Davis, Augie DeFrance IV, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca,  
**Members Absent:** Phil Pessina, Larry Riley, Bill Wasch  
**Others Present:** Beth Lapin (staff); Steve June, John Ireland, Katherine Clunie, (SP+A); Bob Dobmeier (Public Works); Joe Samolis (Mayors Office); Deb Stanley (Rec Dept); Bob Giannetti and Jim Teta (WB Mason); Ed Rubacha

**1.0 OPEN MEETING**

Chair Ron Klattenberg opened the Eckersley Hall Building Committee Meeting at 5:59 PM at the Police Department Community Room.

**2.0 APPROVAL OF MINUTES**

Chair Klattenberg asked for approval of the January 13, 2014 minutes. Augie DeFrance made the motion to accept, seconded by Annabelle Malone. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT**

**FINANCIAL STATEMENT**

Beth presented the financial report. Expenses since the previous report included the secretary/assistant position and pre-approved payments to MA+M. Moved by Annabelle Malone, and seconded by Augie DeFrance, the financial report acceptance passed unanimously.

**BUDGET ITEMS**

The committee received an invoice dated 1/01/14 from SP+A for two items in the current purchase order: \$5,956 for the Construction Phase (8%) and \$1,250 for Construction Administration (10%) for a total of \$7,206. Ed Dypa made the motion to accept, seconded by Ed Monarca. The vote to approve payment was unanimous.

**4.0 PUBLIC COMMENTS**

WB Mason representative, Jim Teta, furniture sales manager, and Bob Giannetti, spoke of their capabilities and options for senior center furniture. A visit to the Waterbury senior center with a follow up stop at the WB Mason Meriden showroom was tentatively scheduled for 9:30AM, either 27<sup>th</sup> Feb or March 3.

**5.0 NEW BUSINESS**

**FEDERAL HISTORIC TAX CREDITS**

Joe Samolis, Chief of Staff, investigated the federal historic tax credits through the company Brian Wishneff and Associates and determined there would be no delay and no costs. If federal tax credits were granted, the application firm would take a percentage (14% or less). They indicated the credits might be \$700-800K. Ed Dypa made a motion, seconded by Trevor Davis, to move forward with federal historic tax credits. The vote to approve was unanimous.

## SILVER/PETRUCELLI OFFICE SPACE MODIFICATION

Ron reported that, after the previous meeting, he met with the Mayor, Joe Samolis, and Phil. They determined that some of full-time employees would go to city hall and those requiring office space at the Senior Center would be: Director, municipal agent; manager of recreation, manager of senior services, senior center coordinator, and two recreation staff. Joe emphasized that staff need to be together to see efficiency of joining the divisions together.

John Ireland reviewed the office space situation and said interviews with existing staff would occur soon. Modifications included Café dining of 84 seats, auditorium 108 seats; upper level: card tables round; multipurpose room – set up with as a small classroom (six tables and 12 chairs, plus instructor); and, removal of carpet from coffee area. The committee indicated the need for more IT in the library and third multi-purpose room and ability to seat up to 125 in the cafeteria. Ron expressed concerns about the functioning of the library furniture plan. He thought there wasn't a specific function given the single table and seating and two "love" seats facing each other. S+P agreed to rethink the design and propose a couple of alternative ideas.

## ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco said all was on schedule, with outside work on hold due to weather. Demolition was almost all complete; mechanical work would occur in March; elevator shaft was installed. They were starting stair framing and hoped to lay the cafeteria concrete slab near the end of February.

## SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT

Steve June and Joe Aresco reviewed the current RCOs:

- RCO #2: Removal of unsuitable soils on south side of building discovered through geothermal work, ~\$5,672.
- RCO#3: Work adding or investigating a curtain drain on west side of building; base ~\$4,332 and add allowance, ~\$2,500.
- RCO #4: Addition of five sprinkler heads in room 214, ~\$2120.
- RCO#5: Removal of old buried septic tank and extending underground 6inch line draining from old sump pump in center of building to closest catch basin, ~\$5,749
- RCO #6: Replace old clay sewer line to the street curb and tie in there, ~\$4,226; or option to tie into street, ~\$3,069
- RCO#7: Addition of perforated underground drainage piping under pavers, in front of the building, ~\$3,447
- RCO #8: Addition of perforated underground drainage piping under pavers in two locations near the pergola, ~\$5,804

Ed Dypa made a motion to approve what was described, not to exceed the amounts given, as long as SHPO also approved. Seconded by Augie DeFrance, the vote to approve was unanimous.

Steve June presented an approved invoice from MA&M for a total of \$236,075. Moved by Ed Dypa and seconded by Ed Monarca, the committee unanimously approved payment of this invoice.

## LEED STATUS

Ron asked for an update on LEED status. John Ireland indicated the city must register on the LEED site and a city staff person must be assigned as a contact. Bob Dobmeier had difficulty getting on the website and asked for IT support. He will agree to check and make sure he registered. Joe Aresco reported working diligently on entering data and coordinating with subcontractors, particularly waste management, air quality, and recycled credits.

## **6.0 OTHER BUSINESS**

### **DONATIONS**

Deb Stanley reported that Frank Fiore, Apple Rehab, still planned to donate a pool table, with recognition by plaque; he will bring to committee to confirm. A city employee would also like to donate one and will send measurements and photos.

The Senior Services Position was approved and, once hired, Ron, that person, Ed Dypa, and Annabelle Malone will meet with the Art Commission.

## **7.0 ADJURNMENT**

Chair Klattenberg asked for a motion to adjourn. Made by Ed Monarca and seconded by Ed Dypa, the vote was unanimous and the meeting adjourned at 7:51 PM.