

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, MAY 12, 2014
PARK & REC OFFICE, 100 RIVERVIEW CENTER #140
6:00 PM**

Members Present: Joe Samolis, Trevor Davis, Augie DeFrance IV, Ed Dypa, Annabelle Malone, Phil Pessina, Bill Wasch

Members Absent: Ryan Kennedy, Ed Monarca, Larry Riley,

Others Present: Beth Lapin (staff); Steve June, Katherine Clunie, (SP+A); Joe Aresco (MA&M); Bob Dobmeier (Public Works); Deb Stanley (Rec Dept); Eileen Eagle (WB Mason);

1.0 OPEN MEETING

Chair Joe Samolis opened the Eckersley Hall Building Committee meeting at 6:00 PM at the Park & Recreation Department office.

2.0 APPROVAL OF MINUTES

Chair Samolis asked for approval of the April 14, 2014 minutes. Augie DeFrance made the motion to accept, seconded by Ed Dypa. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth presented the financial report. She highlighted changes in the report: a new column for SHPO grant, reduction of IT costs, reinstatement of military museum costs, reduction of art work/flagpole/plaques expenses, and an increase in FFE. Joe Samolis explained the need to include the military museum expenses. He also indicated he met with the Art Guild and they were interested in programming and using the area as a gallery space.

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

BUDGET ITEMS

The committee received an invoice dated 5/01/14 from SP+A for two items in the current purchase order: \$5,956 for the Construction Phase (8%) and \$7,050 for FFE (100%) for a total of \$13,006. Ed Dypa made the motion to accept, seconded by Augie DeFrance. The vote to approve payment was unanimous.

Steve June presented an invoice from MA&M dated 4/30/14 for a total of \$530,364.10, which included sheet rock, masonry, roofing, and site work. Augie DeFrance made the motion to accept, seconded by Annabelle Malone. The vote to approve payment was unanimous.

4.0 PUBLIC COMMENTS

There were no comments. Joe Samolis moved to close the public comment period. Seconded by Ed Dypa, the vote to approve was unanimous.

5.0 NEW BUSINESS

NORTHEASTERN COMMUNICATIONS

Joe reported that, because things are going quickly, he authorized an emergency purchase order, which the mayor signed about two weeks ago, for Northeastern Communications to install wiring before sheet rocking. Phil Pessina moved, seconded by Augie DeFrance, to approve the proposal of \$37,747.00. The vote to approve was unanimous.

TYCO

Joe indicted that the limits in the budget suggest the need to focus on computers, TVs, etc and hold off on card-swipe access and override alarm system that would be primarily for employees, to lock/unlock doors. Joe explained that program attendees would get cards to scan when they enter or sign up for classes, programs, which will be covered through the current recreation budget.

Exterior cameras covered by security bond (eight at corners), but interior cameras would wait until another review of the budget. Participant computers were also to be addressed closer to the completion date.

ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco reported that everything was going well, both inside and outside. Sheetrock was close to completion and the cupola was finished. The front retaining wall was 90% complete and mechanical and electrical work was ongoing. Sprinkler installation was almost complete and they started adding trim upstairs. Light pole bases were delivered. Screens will be credited back.

Bob Dobmeier was looking into a 20-25 foot aluminum flagpole, which will need to be lit.

SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT

Steve June reported he was at the site twice a week (Tuesday and Friday). He previewed some upcoming change orders: curtain drain out front; code-required revision of electrical unit next to pantry, which included a wall move; and soffits.

Steve also reported that the fire marshal had five areas of concern: (1) existing handrails (31 inches) are too low for code: must be 34, with 42 for guard rail; (2) lower level hallway coat rack across from bathroom wasn't allowed, could use lockers; (3) storage areas at landings at each side must be sealed; (4) panic bars (\$1200) must be added in upstairs classroom with folding partition; (5) attic storage is OK, as it was a nonpublic area.

Steve brought up the sign out front: Middletown Senior/Community Center near flagpole, also lit; parking department will take care of way-finding signs.

Steve asked about the projection vs. TV screen and the discussion indicated that TV screens were accepted.

FEDERAL HISTORIC TAX CREDITS

Joe Samolis spoke with Adam Markwood who is looking for investors (e.g. CL&P) to purchase the potential credits. When he finds them, he will submit the federal application, which would be .10% (close to \$500K).

SILVER/PETRUCELLI FURNITURE PRESENTATION

Joe stated that WB Mason had sent a proposal that Katherine Clunie (SP+A) reviewed. In her presentation, Katherine focused on budget and selection. She was able to reduce the cost to closer to \$90K. The committee selected two chairs for both the cafeteria dining and arts/craft and classroom. Fabrics were selected for dining chairs, lobby benches; upstairs lounge chairs, and associated chairs.

LEED STATUS

SP+A had no update.

6.0 OTHER BUSINESS

There was no other business.

7.0 ADJURNMENT

Chair Samolis asked for a motion to adjourn. Made by Ed Dypa and seconded by Augie De France, the vote was unanimous and the meeting adjourned at 7:19 PM.