

ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, SEPTEMBER 8, 2014
PARK & REC OFFICE, 100 RIVERVIEW CENTER #140
6:00 PM

Members Present: Joe Samolis, Trevor Davis, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Phil Pessina, Larry Riley, Bill Wasch
Members Absent: Augie DeFrance IV
Others Present: Beth Lapin (staff); John Ireland (SP+A); Joe Aresco (MA&M); Bob Dobmeier (Public Works)

1.0 OPEN MEETING

Chair Joe Samolis opened the Eckersley Hall Building Committee meeting at 6:01 PM at the Park & Recreation Department office.

2.0 APPROVAL OF MINUTES

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

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth presented the financial report from both August and September. Expenses since the previous meeting included pre-approved payments to MA+M, Eagle Environmental, CL+P, and SP+A, plus bond fees and salary for secretary/assistant. Moved by Annabelle Malone and seconded by Ed Monarca, the financial reports acceptance passed unanimously.

BUDGET ITEMS

Due to cancellation of the August 11, 2014 meeting, Chair Samolis requested that the committee confirm an email poll vote to pay SP+A \$5,956 on their 07/01/14 invoice for construction phase work. Moved by Ed Dypa and seconded by Ed Monarca, the vote to confirm this payment was unanimous.

Due to cancellation of the August 11, 2014 meeting, Chair Samolis requested that the committee confirm an email poll vote to pay MA&M \$488,254.40 on their 07/31/14 invoice for a broad range of work. Moved by Larry Riley and seconded by Phil Pessina, the vote to confirm this payment was unanimous.

The committee received an invoice dated 8/01/14 from SP+A for one item in the current purchase order: \$5,956 for the Construction Phase (8%), 88% of the total item. Ed Dypa made the motion to accept, seconded by Ed Monarca. The vote to approve payment was unanimous.

John Ireland presented an invoice from MA&M dated 8/30/14 for a total of \$377,523.35, which included a broad range of work, including pavers, concrete sidewalks and curbing. Ed Monarca made the motion to accept, seconded by Bill Wasch. The vote to approve payment was unanimous.

4.0 PUBLIC COMMENTS

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

5.0 NEW BUSINESS

ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco reported they had reached 87% completion. Two items of potential issue were obtaining permanent power and reconfiguring the hand rails, both of which could hold up the project. Kiln exhaust and shelf issues were rectified.

SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT

Due to cancellation of the August 11, 2014 meeting, Chair Samolis requested that the committee confirm an email poll vote to approve RCO #28 related to upper floor underlayment where linoleum was located for \$1,897. Moved by Larry Riley and seconded by Phil Pessina, the vote to confirm approval of this RCO was unanimous.

With Steve June on vacation, John Ireland presented two change orders:

- RCO #29: replacement of ninety-two window screens: \$6,805
- RCO #30: allowance for two men for two days to try to make windows work: \$3,306

After discussion, the committee asked Joe Aresco to take off screens, repairs windows, and then return to discuss the screens. To support this, Annabelle Malone made a motion, seconded by Larry Riley, to approve RCO #30. The vote to approve was unanimous. RCO #29 was tabled by a motion made by Phil Pessina, seconded by Annabelle Malone, and unanimously supported by the committee.

IT NEEDS

Joe Samolis reviewed the original budget IT budget of \$100,000. He presented four additional items for the committee's approval:

- Surveillance cameras (eight outside, five inside), software, DVR, and installation through Utility Communications: \$40,000
- TVs: six TVs (already have two); to be located in the cafeteria, multipurpose room, library, socialization, conference, next to elevator in entrance, billiard room, office area. These Guys: \$9,967.95. The committee requested a comparable quote from Gene's TV.
- Digital signage component: \$7,286.72
- Laptops with charging card: ten: \$10,448.99. The committee discussed the value of PCs vs Macs.

This would bring the complete IT expenditures to \$105,449.66 (including voice and data wiring, with Tyco card access to be included in a larger security bond).

Bill Wasch moved and Larry Riley seconded a motion to proceed with the first three items and table computers, for a total of \$57,254.67. The vote was to approve was unanimous.

FEDERAL HISTORIC TAX CREDITS

Joe Samolis reported that the Virginia contractor had located two potential buyers and initial talks with federal offices indicated likely approval at the 10% level. Obtaining the funds will

require establishment of a nonprofit entity to receive the tax credits, sell to buyers, and then prove monetary benefit to the city. Joe reminded the committee that the purchasers might only pay eight cents on the dollar and the contractor would receive 12%, but any funds gained would be a plus and used to offset bond #2.

LEED STATUS

Joe Aresco reported they were on target with construction goals. Waste management included more than 90% recovered, while Reuse will be close. He will work with SP+A before entering data into LEED. John Ireland added that the commissioning side occurs after power is established.

6.0 OTHER BUSINESS

Phil Pessina received an email from Ed Rubacha, a neighbor to the site. He would like to replace sidewalks nearby and Phil offered to go to the public works commission meeting to get on sidewalk improvement plan.

Joe Samolis reported that Ann Gregg (formerly in police department) was selected as Manager of Senior Services. She will start September 15 and attend upcoming meetings. He also said the Mayor appointed Middletown resident Christianne Kovel today as Director of Recreation and Community Services (to be presented to the Common Council for approval).

Joe raised the issue of using this building as a day shelter for heat/cool, shower, charging location and back up emergency operation center by adding a generator. John Ireland provided considerations, such as location, size, fuel source, and muffling needs. He and Bob Dobmeier thought this could run \$100,000 to \$200,000.

The committee asked about thanking the Housing Authority for forty-three years of service; Joe S indicated this would occur at the grand opening. He also asked about including personal names to rooms and he will work with Joe Aresco on this.

The committee requested an opportunity to walk through the site. Joe Aresco will schedule a time in two weeks by email.

7.0 ADJURNMENT

Chair Samolis asked for a motion to adjourn. Made by Larry Riley and seconded by Ryan Kennedy, the vote was unanimous and the meeting adjourned at 7:15 PM.