

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, APRIL 8, 2013
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Trevor Davis, Ed Dypa, Augie DeFrance, Ryan Kennedy, Annabelle Malone, Ed Monarca, Phil Pessina, Larry Riley, Bill Wasch

Members Absent: None

Others Present: Beth Lapin, Ron Organek, Bob Dobmeier (Public Works), Debbie Stanley (Parks & Rec/Senior Center)

Guests: John Ireland (SP+A)

1.0 OPEN MEETING

Chair 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 March 25, 2013 minutes. Ed Dypa made the motion to accept, seconded by Augie DeFrance. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth reviewed the April 3 financial report. Payment since the previous report included Sect/asst (three payments), bond counsel, and SP+A (five payments). With a motion to approve from Augie DeFrance, Larry Riley, seconded, and the vote to approve was unanimous.

BUDGET ITEMS

Ron suggested, and the committee agreed to put on hold a request from SP+A for coverage of additional copying cost.

4.0 PUBLIC COMMENTS

Ron Organek reiterated the need for climate-controlled storage for the Military Museum. Augie reported they have obtained such space through Phil Martin at Casserino Moving. Augie will confirm with Bill Warner they will still be using Remington Rand for non-damageable materials (bookcases and furniture). They will continue packing and labeling over the next few weeks and they expect this will be completed in another month (end of May, beginning of June).

5.0 OLD BUSINESS

BUILDING SECURITY SYSTEMS AND OPTIONS

Ron met with Bill Oliver and Geen Thazhampallath, who indicated an existing city grant will cover eight exterior cameras to feed into NVR (network video recorder). Plans indicate an emergency blue light call box in each parking lot and four interior cameras (lobby, hallway, and stairwells).

The budgeted security system will be a simple card system. Ed Dypa reported he had talked to Mary Joe Riley (Groton), who used My Senior Center (computer, monitor, card reader and camera). He's signed up for a webinar on May 30 and will update the committee. Debbie Stanley reported the Recreation Department has just begun using RecTrac, which performs similar functions.

MILITARY MUSEUM DEMOLITION PLANS

Bob D. reported he had contacted Mario Pizzuto, the local builder who brought modular buildings to the site in 2000. Although all indications suggest a relatively easy demolition, an environmental assessment would still be required and Bob will work with Eagle Environmental on a contract addendum.

Augie asked about the \$75K allocated by common council. Ron reported it will be used for architect for master plan at Veterans Park.

PARKING CHANGES: Letter to neighbors

Ron said he and Phil have signed a letter that will go out to neighbors, giving them a month to ask any questions.

6.0 NEW BUSINESS

REVISED PROJECT COST ESTIMATE(S)

John Ireland reported he would provide a maximum estimated budget for SHPO tax credits. For the bid documents, his estimate was mid-range. Ron indicated a \$400K discrepancy between that estimate and funds available. Augie asked how the grants would be tracked. Ron explained bond counsel will need to decide if the tax credit and HUD grant received prior to the bond referendum can count as additional funds available for the project. John recommended including three or four add/deducts, with the following options: military museum demolition, entry heating slab, pervious pavers on west side, pergola, and landscape elements, to which the committee agreed.

SHPO TAX CREDIT

Application status

Jan Cunningham reported to Ron that the mayor signed the tax credit application form and she expected to express mail the application package to Julie at SHPO on Tuesday, April 9th. Jan thought, given Julie's promise of a fast turn around, we may have the approval letter by the end of the month.

NU purchasing status

Ron reported he has not yet gotten a letter of commitment from NU. He has left messages for Tom Dorsey but hadn't heard back.

OTHER CREDITS AND REBATES

CL&P Energy Conscious Blueprint Letter of Agreement

Based on the use of high efficiency lighting, geothermal heating, and VFDs on geothermal heat pumps, CLP will give the city \$15,809 through this program after installation is complete. A

motion by Augie DeFrance that the mayor sign the CL &P letter of agreement was seconded by Ed Dypa and the vote to approve was unanimous.

Clean Energy Finance and Investment Authority (CEFIA)

Ron reported he spoke with Bob Wall who put a value of \$33K on the 6 kW solar PV system the city has earned. This amount, which will displace part of the geothermal costs, will be paid in two installments: when work on the system begins and when the system becomes operational.

LEED STATUS: SP+A

John Ireland will provide an update and details at the next meeting. None of the alternate bid items impact LEED points.

CONTRACT PLANS, BUDGET, AND PROJECT TIMELINE

Local Labor

Ron reviewed recent meetings with Purchasing and the Mayor regarding the type of contract for the project. After discussion, Ed D made a motion, which Larry Riley seconded, that the contract be established using a General Contractor able to utilize their subcontractors in accordance with the city's purchasing ordinances/rules. The use of local labor is strongly encouraged but not mandated. In the event a skill set is not available to the selected contractor, the use of non-local labor must be approved by the Purchasing Dept and Committee. The Contract Compliance Commission can assist if problems arise. The vote to approve this contracting strategy was unanimous. Ron and Phil will meet with the mayor to discuss this matter.

IT Equipment costs

This was previously discussed.

Bid documents

John Ireland will meet with Donna Imme to review all the material for the bid documents.

7.0 OTHER BUSINESS

Ed Dypa asked if the Recreation Dept would be moving to the building. Ron said no decisions have been made.

Ron will provide a Senior Center update to the Middletown Elderly Services Providers on April 30 at 8AM. The committee decided to make another cable presentation, once the general contractor was selected.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Monarca and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 7:25 PM.