

**ECKERSLEY-HALL BUILDING COMMITTEE
MIDDLETOWN SENIOR/COMMUNITY CENTER
NOVEMBER 10, 2014
61 DURANT TERRACE
6:00 PM**

Members Present: Joe Samolis, Trevor Davis, Augie DeFrance IV, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Larry Riley

Members Absent: Phil Pessina, Bill Wasch

Others Present: Beth Lapin (staff); Steve June, (SP+A); Joe Aresco (MA&M); Ann Gregg, Deb Stanley (Recreation/Community); Bob Dobmeier (PW): Ed Rubacha

1.0 OPEN MEETING

Chair Joe Samolis opened the Eckersley Hall Building Committee meeting at 6:01 PM at the Middletown Senior/Community Center.

2.0 APPROVAL OF MINUTES

Chair Samolis asked for approval of the October 8, 2014 Special Meeting 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 November. Expenses since the previous meeting included pre-approved payments to MA+M, SP+A, plus salary for secretary/assistant. In addition, there was a small charge for bond counsel services. Moved by Augie DeFrance and seconded by Ed Monarca, the financial report acceptance passed unanimously.

BUDGET ITEMS

Steve June presented an invoice from MA&M dated 10/30/14 for a total of \$99,892.50, which included a broad range of work. Larry Riley made the motion to accept, seconded by Augie DeFrance. The vote to approve payment was unanimous.

4.0 PUBLIC COMMENTS

There were no comments. Augie DeFrance moved to close the public comment period. Seconded by Ed Monarca, the vote to approve was unanimous.

5.0 NEW BUSINESS

2015 CALENDAR

Beth presented a proposed calendar for 2015, which must be submitted to the town clerk. The schedule included meetings on the second Monday of each month throughout the year. Once the job of the committee is complete, any remaining meetings will be cancelled. Annabelle Malone made the motion to accept, seconded by Ed Monarca. The vote to approve the meeting schedule was unanimous.

ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco reported his work would be completed in a few more weeks and expected to be out around Thanksgiving. He will aim for December 5 to get CO inspection and turn over keys.

SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT

Steve June reported visiting every other week doing punch listing. Electrical and plumbing punch list will be completed next week. Mechanical engineer will be inspecting shortly.

Steve presented one change order:

- RCO #35: Paint rematch \$4,307

Ed Dypa made a motion, seconded by Larry Riley, to approve this RCO for a total of \$4,307. The vote to approve was unanimous.

SP+A received a proposal from Chatham Drapery Company to fabricate a new three-section cushion for the bench in the pool room for \$882. Moved by Larry Riley and seconded by Ed Dypa, the proposal passed unanimously.

Joe Aresco indicated there would be two upcoming change orders: (1) specified bathroom light did not fit due to existing conditions, so they were working on alternatives, and (2) remounting fire alarm box at request of the fire marshal.

Joe S added the need to run cable through the installed conduit to the sign and flag in order to light it, which would be presented at a future meeting.

IT NEEDS

Joe Samolis said IT staff and Ann Gregg researched computers to make the following recommendation: (1) Dell latitude touch screen lap top, 15.4 inch screen; portable or in classroom; \$10,409.80 for ten laptops at state contract prices; (2) in order store and keep them locked, charging cart: three types, \$1,637.89 style recommended; (3) individual locks to lock to table in classroom, ten at \$27.92 each for a total of \$279.20; (4) UPS back up system to save information on staff computers, in case of power outage, \$2,111.78. Moved by Ed Dypa and seconded by Annabelle Malone, the IT proposal for a total of \$14,438.67 passed unanimously. Installation of TVs, etc was scheduled for this coming Friday.

FEDERAL HISTORIC TAX CREDITS

Joe Samolis reported that, due to the need for a for-profit entity ownership of the building, how that might impact SHPO funds, and the requirement for application before project is completed, federal historic tax credits would not likely be pursued.

LEED STATUS

Joe Aresco reported he was still working on LEED certification and things were still looking good. It could take six to nine months for LEED to review.

PROJECTED DATES

Recreational Staff Move In: Joe reported that he hoped staff would move in from December 8 to 12, with training on December 9 to get acquainted with building and how to work mechanicals.

Much of the furniture will be delivered at end of November, while the cafeteria furniture will arrive the first week of December.

Soft Opening of the Center: The goal is to resume operation at the end of the move-in week or the beginning of the following week (December 15).

Opening of the Center: The grand opening would be scheduled in early 2015.

FLAGPOLE

Joe S contacted a vendor in Torrington to get a flagpole quote but there was no response. Joe A said he would give a quote to purchase and install one. Lighting requirements and impact on neighbors was discussed.

SIGN LIGHTING

The committee agreed to the need to light the sign and put it on the same timer as outside lights.

BRONZE PLAQUE

Joe S provided sample text for a 30-inch by 24-inch plaque for the building. He asked Joe A for a quote and the building committee proofed his text.

6.0 OTHER BUSINESS

Joe A reported that all screens were discarded and most windows were working. The committee agreed to keep screen replacement change order tabled.

Joe S would like to review card swipe access if there are extra funds. He will wait to see next month.

Joe S reported that Middletown Art Guild intended to display works at the center and hope to hold class in the building one evening and one Saturday a month.

7.0 ADJURNMENT

Chair Samolis asked for a motion to adjourn. Made by Ed Dypa and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 6:45 PM.