

SPECIAL PROJECTS STANDING BUILDING COMMITTEE SPECIAL MEETING

Monday, July 12, 2010

5:30 pm

First Floor Conference Room

Independence Hall

FINAL MINUTES

Members Present: Rich Speciale, Pam Iacono, Miriam Frank, Len Amato

Members Absent: Lee Hyde, Gerard Keough, Al Kelly

Others Present: Judy Ewing, Ken Flatto, Sherman School parents, Andy Brophy, Sherri Steeneck, Anna Cutaia-Leonard

I. Call to Order

Chairman Rich Speciale called the meeting to order at 5:39 pm.

II. Discussion of BOS Charge to Committee for Sherman School Upgrades

First Selectman Ken Flatto gave an overview of the building committee process for core work and upgrades in the main building. He said that at the request of the Board of Education, the Board of Selectmen discussed and voted on a Charge which consists of four parts: 1) assign the work to SPSBC; 2) the work involves core upgrades and renovations; 3) in addition, the scope needs to comply with FEMA standards, the cost of which shall not exceed 50% of the assessed value of the building; and 4) the completion goal date is Autumn 2011.

The First Selectman went on to explain that the building was in a flood plain and that more extensive work might involve having to build above the high tide line which was similar to Penfield Beach. He explained that the project at the beach had to be built 3' higher than it was because of the new FEMA regulations and the cost of the project. He said the assessed value of the building is now \$3,179,200. He didn't know if that would change, and/or if the project started under the present value if that assessment could be used, or if the project could be phased to avoid exceeding the limit.

He also said that a list of upgrades and cost estimates had been provided by Tom Cullen, and that they should discuss this with him. Questions were raised about the need for window replacements. Mr. Flatto suggested that they get information on the window history from Sal Morabito or Tom Cullen. Mr. Cullen knows about what is eligible work and what is not, in regards to state reimbursement. Mr. Flatto said the Committee should scope out what work is eligible by late fall prior to making their second funding request to town bodies (after the seed money request).

There was a brief discussion about start-up money. Mr. Flatto said some money was available, but that the Committee will want to discuss this in greater detail and make a request by mid-August to the BOS. The Committee will need to hire an architect and work would begin after next winter. Pam Iacono asked if the new annex is part of the upcoming appraisal or if it's considered a separate building. Mr. Flatto said he will check with the Tax Assessor on this. Selectman Sherri Steeneck added some comments of support, and said that the Board of Selectman had considered suggesting a "cap" but then decided not to.

III. Discussion of Using Green Giant on Osborn Hill Remedial Work

Twig Holland, Purchasing, had sent an e-mail advising that the Committee go out to bid on the drainage project. Green Giant has a contract with the Town, but DPW is not involved in the project. The lowest "responsible" bidder would be chosen. The Committee could authorize Ms. Holland to make the decision, or the Executive Committee, or could meet as a whole.

Ms. Iacono made a motion to go to bid for Sherman and Osborn projects for remedial work on each site. Len Amato seconded the motion which carried unanimously. Ms. Iacono made an amendment that the Purchasing Authority will award the bid to the lowest responsible bidder. Mr. Amato seconded the amendment which carried unanimously. The main motion, as amended, carried unanimously.

IV. Review of Invoices for M Space and Don Smith

The invoice from M Space was discussed. Ms. Iacono asked where the credit from M Space will be made. Mr. Speciale said a credit of \$5000 will be put in the Osborn budget. Ms. Iacono made a motion to pay Invoice # App #6, M Space, \$20,000, less \$5000 for a credit on Osborn for the total payment of \$15,000, which is considered payment in full. Mr. Amato seconded the motion which carried unanimously. Ms. Iacono made a motion to pay M Space (Invoice # App #6) in the amount of \$10,000 for work at Sherman. Mr. Amato seconded the motion which carried unanimously. The invoice from Don Smith for engineering work was put on hold.

V. Discussion of Upping Emergency Funding and Two New Co-Chairs for Emergency Approvals

There is now an approval amount of \$15,000 for emergency situations. There was discussion of increasing this amount and discussing it under "new business." However, because this was a Special Meeting with only four members present, "new business" requires a 2/3 vote to be put on the agenda, and was not allowed at a Special Meeting. It was decided to put this item on the next agenda.

VI. Public Comment

Judy Ewing asked if the previous discussion referred to the annex projects or to the core upgrades at Sherman and was told it was for Sherman upgrades. She said that she had attended the Board of Selectman meeting and there had been discussion about trying to avoid delays that might involve DEP reviews. The next meeting will be held on Monday, August 9, 2010 at Sherman School for a walk through. The Committee will meet as scheduled on August 30, 2010. Mr. Speciale asked to get backup materials for Mr. Cullen's numbers.

VII. Adjourn

Mr. Amato made a motion to adjourn the meeting at 6:31 pm. Ms. Iacono seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary