

Special Projects Standing Building Committee Special Meeting
Monday, August 1, 2011
5:00 pm
First Floor Conference Room, Independence Hall

FINAL MINUTES

Members Present: Rich Speciale, Gerard Keough, Mike Giaquinto, Jane Purcell, Len Amato, Pam Iacono

Members Absent: Al Kelly

Others Present: Twig Holland, Eileen Kennelly, Jim Wendt, Sal Morabito, Eileen Roxbee, First Selectman Mike Tetreau, Selectman Jim Walsh, George Wiles, Craig Wiles, Brandt Jobst, Judy Ewing, John Convertito, Dorene Heron, Ken Lee, Steve Baker, other parents, David Becker and Carol Way

I. Call to Order

Chairman Rich Speciale called the meeting to order at 5:09 pm.

II. Discuss BOE Decision Regarding Review of Mechanical Substitutions

Sal Morabito was asked to report on a recent conversation about mechanical substitutions that Tom Cullen had had with Purchasing Director Twig Holland. Mr. Morabito reported that the BOE used several different brands of air handling units, including Carrier and others, so one was not preferred over the other. Ms. Holland said that it is possible to clarify to the contractor that something comparable is preferred to what has been ordered in the past.

III. Update by Purchasing Authority Director and Architect

Ms. Holland gave an update on the options and the scope review which included comparable information from the three lowest bidders. Each of them was low on various options. Secondino, one of the bidders, offered some value engineering that could save about \$50,000.

Jim Wendt from Zoning said that the ventilation will no longer comply once the security measures are taken which prevent fresh air from entering the building through the windows and doors. Mr. Wendt said the code compliance construction in the existing building would be exempt from the 50% FEMA funding restrictions. The work in the new construction areas was not exempt, however.

Ms. Holland continued to review the options, noting that DPW was not able to do any of the work at this time. They would have to hire subcontractors to do the work already on their own schedule which is always full in the summer.

Len Amato asked how much time a contractor needed to start up the work. George Wiles said that it usually took about 15 days after they received a letter.

Eileen Kennelly said she had spoken to bond council about changing the bond resolution to increase the funding request or to remove the HVAC work. The other option is to continue to try to get lower bids.

George Wiles said it would be difficult to scale down the project any more than it already had been. He thought that it was possible to save \$50,000 and lose up to 80% of the project. No one wanted to cut back on the contingency. Ms. Holland suggested having an Owner's Contingency.

First Selectman Mike Tetreau said to would be a bad precedent to cut back on the contingency. He said it was possible to go back to the various town bodies for more money and encouraged the Committee not to increase its scope.

Mr. Amato asked again about the bids. They are good for 90 days. Mr. Wiles said that they could ask for an extension. Jane Purcell asked about starting in the winter and it would be prudent to ask the contractors if they will work at that time. The costs might increase, however. Pam Iacono asked if work would then start around October 15, 2011. Ms. Holland said that is correct. Mr. Tetreau said it would be a good idea to process permits at the same time.

Mr. Tetreau said that the BOF was meeting August 2, the BOS on August 3, and the RTM on August 15. It was possible to go back to these bodies. Getting on the BOF agenda would require a 2/3 vote, however. No work could start for 14 days due to the "Referendum Period." The committee discussed what they would say to the boards and what amount they would request in funding.

Ms. Holland said that none of the bidders had been vetted yet. She will check with references in the next 24 hours.

Mr. Wendt said he is not sure Add Alt 1 is FEMA exempt. Mr. Wiles agreed with Mr. Wendt.

IV. Update from Sherman Principal

Principal Eileen Roxbee said she appreciated everyone's concern and hoped the project would occur, even if they had to wait another year.

V. Hear, Consider and Vote on Award to Contractor

The Committee did not vote on a contractor because they are first going to request additional funding from the appropriate town bodies.

VI. Public Comment

John Convertito said scope review is very important to town bodies. He made a reference to the January 24, 2011 letter from the Committee Chair to the First Selectman noting that town bodies will think that the Committee is asking for part a, b and add alt 3. Ms. Iacono agreed with Mr. Convertito's statement. David Becker recommended a streamlined, simple process before town bodies.

Several comments were made by Committee members and the public about "scope creep." It would be important in going before town bodies to emphasize that the original estimates were not based on real numbers. Now that the real numbers are known, it is clear that the project will cost more, and still be within the FEMA funding restrictions.

The Committee members asked for Ms. Holland's and Mr. Wiles' assistance in presenting two plans to the town bodies.

After discussion among the members of the Committee, two motions were made.

Mr. Giaquinto moved that a bond resolution be put before the Board of Finance in the amount of \$3,000,000 to cover the cost of additions and renovations to the teaching administrative and kitchen space, and to add ventilation to the classrooms and to the gymnasium space. Mr. Speciale seconded the motion which carried unanimously.

Mr. Giaquinto then moved that an alternative bond resolution also be presented to the Board of Finance in the amount of \$3,400,000 to cover all of the costs of the first resolution and, in addition, the costs of energy recovery equipment and ventilation of the cafeteria space. Mr. Speciale seconded the motion which carried unanimously.

VII. Adjourn

Mr. Amato made a motion to adjourn the meeting at 6:53 pm. Ms. Iacono seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary