

**ECKERSLEY-HALL BUILDING COMMITTEE
SPECIAL MEETING
TUESDAY, AUGUST 20, 2013
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Augie DeFrance IV, Trevor Davis, Ed Dypa, Ryan Kennedy, Ed Monarca, Annabelle Malone, Larry Riley,
Members Absent: Bill Wasch
Others Present: Beth Lapin, Alex Gecan (Middletown Press)
Guests: John Ireland, Steve June (SP+A); Donna Imme (Purchasing); Bob Dobmeier (Public Works)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee Special Meeting at 6:01 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the June 24, 2013 minutes. Augie DeFrance made the motion to accept, seconded by Ed Monarca. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth presented the financial statement, which covered payments since June 1. These included approved imbursement to Jan Cunningham (\$2,800), Eagle Environmental (\$1,704), and a tax credit application fee (\$1,000) to SHPO. In addition, there were four payments to the Secretary/Assistant and \$464.36 to the Hartford Courant for advertising the bid. Larry Riley moved to accept the financial report and Augie DeFrance seconded the motion, which was approved unanimously.

BUDGET ITEMS

Eagle Environmental provided an invoice for \$300 for attendance at the pre-bid meeting (PO#21359). Made by Augie DeFrance and seconded by Ed Monarca, the motion to pay was unanimous.

Jan Cunningham submitted an invoice for \$750 to cover Part 3 of the tax credit application. This led to reserving \$1,283,044.75 in tax credits, which will be purchased by CL+P/NU, for the project. Augie DeFrance made the motion to accept, seconded by Larry Riley. The vote to approve was unanimous.

The committee received an invoice from Silver Petrucelli and Associates for \$1,432.50, comprised of \$1,082.50 for the Bid Phase and \$350 for Bid Phase Amendment #1 (25% of the total of each of those lines). Made by Ed Dypa and seconded by Ed Monarca, the motion to pay was unanimous.

The committee had previously approved establishment of a purchase order for \$1,500 to Advanced Reprographics for plans and specs for the bid process. The actual cost to print thirty sets was \$2,903.55. Ryan Kennedy made the motion to increase the purchase order by \$1,403.55 and pay the current invoice of \$2,903.55, which was seconded by Ed Dypa. The vote to approve was unanimous.

4.0 PUBLIC COMMENTS

There were no comments.

5.0 OLD BUSINESS

There was no old business.

6.0 NEW BUSINESS

FEDERAL HISTORIC TAX CREDITS

Ron reviewed a proposal received from Wishneff Associates, LLC to apply for federal historic tax credits. After consultation with Jan Cunningham, Julie Carmelich (SHPO), and Joe Samolis, the Mayor determined that the potential for delay in the project and complications did not warrant application for these funds.

GENERAL CONTRACTOR PROPOSALS

Donna Imme (Purchasing Department) reviewed the results of the August 8 bid opening, where three bid proposals were received. The low bidder, Montagno, from Waterbury, came in at \$4,594,430. Next was MA & M, dba Aresco Construction of Middletown at \$4,680,000, with Haynes Construction in third. Donna discovered in her review of bid documents that Montagno did not submit their subcontractor list, a form required by both the city's bid application and SHPO's CHRO form. Although Donna would prefer to accept the low bid, the omission of application material disqualified Montagno. John Ireland praised the city's purchasing department for the clarity and ease of application, which facilitated providing all necessary documents.

John Ireland called four references for the two low bids, all of which were outstanding, indicating they were both quite capable, generally on time, within budget, with limited change orders, and handled problems well. Neither have detailed historic restoration or LEED experience John said Montagno was larger, both in dollar volume and staffing, than Aresco.

Bob D. reported he also checked references for Montagno, which were positive. Magnano had a good standing across a broad context. Bob has worked with MA & M previously and they have a good reputation, with examples of previous local work (e.g. Lawrence School, City Hall).

John also calculated that the MA&M proposal included approximately \$1.27M worth of subcontracting items that could be Middletown-based, plus \$1.27M additional work not itemized in the sub list that would be done by their own local forces. This supported the intention of hiring local when possible.

Ron reviewed the financing available. When he included the base costs and all the alt adds from MA & M, \$300K for IT, \$75K for signs/art/misc/asst, and 5% contingency, \$331K remained.

(There would be no additional cost for an auditor, because the city auditor will include this project in their annual work). So the money would be available to complete the entire project.

Ron also looked at the reduction of the bonding; \$5.6M was approved, but other funds would reduce the need to \$3,991,898. The cost to the average tax payer will be \$20/year for 10 years.

Ed Dypa made a motion to award the senior center bid to MA & M Inc dba Aresco Construction Company; seconded by Augie DeFrance, the vote to approve was unanimous.

7.0 OTHER BUSINESS

NEXT MEETING: AUGUST 26/SEPTEMBER 9

Larry Riley made a motion to cancel August 26 meeting, which Ed Monarca seconded. The vote to approve this was unanimous. An assessment of the need for the September 9 meeting will be made close to that date.

WLIS/WMRD “BEST OF THE VALLEY SHORE”

Phil, Ron, and the Mayor will be on this radio program on Friday, August 23, from 12:30 PM to 1:00 PM.

ECKERSLEY-HALL PRESS CONFERENCE

At 2:00 PM on Friday August 23, the Mayor will hold a press conference at Eckersley-Hall to announce the project, contractor, and tax credits. Invitees include state representatives, CL+P, SHPO, SP+A (Bill Silver), and the building committee.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Trevor Davis and seconded by Augie DeFrance, the vote was unanimous and the meeting adjourned at 6:50 PM.