

SPECIAL TOWN COUNCIL MEETING

JANUARY 18, 2000

5:30 P.M.

AGENDA

1. Pledge of Allegiance and Roll Call
2. Consider and Approve a Motion for a Waiver of Bid to Approve a Recommendation to Hire an Owner's Representative for the School Building Renovation Project – School Building Renovation Committee

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A Special Meeting of the Wallingford Town Council was held on Tuesday, January 25, 2000 at 5:30 P.M. in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 5:37 P.M. Councilors Brodinsky, Centner, Knight, Papale, Parisi, Rys, & Vumbaco answered present to the Roll called by Town Clerk Rosemary A. Rascati. Councilor Zappala arrived at 5:49 P.M. Councilor Farrell is expected to arrive during the course of the meeting. Mayor William W. Dickinson, Jr. and Town Attorney Janis M. Small were also present. Comptroller Thomas A. Myers' attendance was not required.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Consider and Approve a Motion for a Waiver of Bid to Approve a Recommendation to Hire an Owner's Representative for the School Building Renovation Project – School Renovation Building Committee

Motion was made by Mr. Rys to Approve a Waiver of Bid Recommendation to Hire an Owner's Representative for the School Building Renovation Project as Requested by the School Building Renovation Committee, seconded by Mr. Knight.

Mr. Centner thanked the School Building Expansion Committee (SBEC) for providing the Council with a great deal of information surrounding this issue. A summary sheet listing the events that occurred leading up to this meeting was very informative. It is helpful for him to have this information, not to micro-manage the project, but to understand the process as the project grows. He noted that SBEC member Joseph Ferrara cast a "no" vote for the recommended firm and asked if anyone knew why, since Mr. Ferrara, himself, is not here tonight.

Don Harwood, Chairman of the SBEC, stated that Mr. Ferrara did not comment on the vote; he only cast the vote in opposition of the firm.

Mr. Centner stated, in reviewing the ranking and rating sheets quickly, he noticed that two firms came in very closely; Konover Swinerton and Facilities Resource Management (FRM). Six SBEC members selected or graded higher FRM and five selected or graded

Konover Swinerton. The price costing was taken into consideration and the SBEC decided to go with Konover Swinerton. Even with that, the experience FRM has in town with

Choate, with whom they have their maintenance contract, the pricing is that strong, hence that is why the SBEC preferred to select Konover Swinerton?

Mr. Harwood answered, there is a whole host of items that get into that. FRM is exceptionally qualified; Konover Swinerton was exceptionally qualified; SBS, all of them. We talked about FRM's functional role over at Choate and what that meant. They are doing more of a facilities management function in the true sense of a facilities manager. Both firms ranked neck in neck; both fit the bill. Bottom line; based on all the data that was pulled together and the cost structure and what the SBEC is looking for in an owner's representative, the table tipped in favor of Konover Swinerton.

Mr. Centner asked, in looking at the rate structure breakdown and their multiplier, between FRM and Konover, there is a strong confidence that Konover...the rate was low enough but the multiplying factor was slightly higher than others...through their references if they estimated a certain amount of hours that they stayed within it? Did you get that from the references?

Mr. Harwood was not sure that specific question was asked of the references. He stated, we had discussion about the multiplier. If you look at the multiplier, itself, and then look at your wage rates that are structured there, it still appears to be attractive. I hope we can make it better.

Mr. Centner stated, or if they just give you a rough estimate, it is close enough within an accuracy rate, is all I am concerned with.

Mr. Harwood explained, when you talk about estimated hours, understand this is a very tough item to narrow down to specific amounts of hours within a specified amount of time. Through the Law Department, that will have to be worked out. All firms were given a scope sheet, for comparative purposes, and all shot at a target. The two critical elements to look at are the base rate for professionals and the multiplier.

Mr. Centner appreciated the volume of work and professionalism involved. The SBEC was very thorough in their line of questioning and in compiling the ranking schedule. It proved helpful. In terms of State funding, the project has been given a "B" rating in terms of its fund ranking. Is that good or not?

Mr. Harwood answered that he is not 100% sure how the State ranks. He suspects, based on information received from the State D.O.E. and other applicants, that there has been a

huge submittal to the State, unprecedented for school expansion work. The demands may be higher than the State anticipated and set dollars aside for. It is his perception that someone up at the state level has set priorities for the projects and the projects may be addressed as first in, first out. If the Town drags its feet and there is a crunch on available funds from the state, we will see the impact of that, in his opinion.

Mr. Centner wondered whether the ranking was tied to the reimbursement rate at all? It shows up as 54%.

Mr. Harwood felt that the reimbursement rate is still very attractive and that was what was committed.

Jack Agosta, 505 Church Street, Yalesville stated that the SBEC did a great job with the last project they did and should be left alone to do their job.

Pasquale Melillo, 15 Haller Place, Yalesville stated that the meeting should have been televised. He stated that President Clinton is pushing for federal funds for school renovation projects and the committee should check with Congresswoman Rosa DeLauro on the topic. He (Mr. Melillo) felt that the contract should be based on a set figure, not hourly rate.

Bill Choti, SBEC Vice Chairman stated that Mr. Melillo's comments will be taken under advisement when meeting with the Town Attorney to review the contract document.

Mr. Melillo stated that he was opposed to waiving the bidding process for there was no emergency that warranted such action.

Mr. Parisi wanted it made clear for the record that there exists no emergency situation prompting this request.

Robert Sheehan, 11 Cooper Avenue asked, when will Konover start working for the Town if this request is approved tonight?

Mr. Harwood replied, officially when we have a contract document put together which I hope will be very shortly. Konover will probably be an observer on their time until such time as the contract is put together. It appears there is a good faith effort to get working.

Mr. Sheehan asked, will one of their duties be to help the committee choose an architect and supervise different construction firms farther down the line?

Mr. Harwood answered, right now their biggest challenge will be to work immediately with the Superintendent's Office, administrators, Board of Education to try and get a little more solidification to the project scope. Paralleling that will be working to develop a document that we can put out to some architectural firms to get them on board and move that process along.

Mr. Sheehan asked, will this be a project of need or a project of wants?

Mr. Choti replied, if Konover Swinerton is accepted, the first activity will be to define the scope of work that will be presented to the architectural firms for the schematic design phase of the project. This is to coordinate and define the scope from the list of items identified by the Board of Education and the Town Council that were agreed to be project needs. That is where we are proceeding from at the present moment.

VOTE: Farrell was absent; all ayes; motion duly carried.

Motion was made by Mr. Rys to Adjourn the Meeting, seconded by Mr. Knight.

VOTE: Farrell was absent; all ayes; motion duly carried.

There being no further business the meeting adjourned at 6:00 P.M.

Meeting recorded and transcribed by:

Kathryn J. Zandri
Kathryn J. Zandri
Town Council Secretary

Approved: *Robert F. Parisi* 2-22-00
Robert F. Parisi, Chairman *by P.R.* Date

Rosemary A. Rascati 2-22-00
Rosemary A. Rascati, Town Clerk Date