

## **SPECIAL MEETING TUESDAY, APRIL 10, 2007**

The Wethersfield Town Council held a special meeting on Tuesday, April 10, 2007 at 5:30 p.m. in the Town Manager's Conference Room, 505 Silas Deane Highway, Wethersfield.

Present: Councilors Cascio, Drake, Forrest, Kirsche (6:15p.m.), Kotkin, Montinieri, Walsh, Deputy Mayor Fortunato and Chairperson Adil.

Also present: Bonnie Therrien, Town Manager, and Dolores G. Sassano, Town Clerk.

Dolores Sassano, Town Clerk took attendance.

Chairperson Adil called the meeting to order and asked for a motion to enter into executive session

### **EXECUTIVE SESSION**

At 5:33 p.m., Councilor Cascio moved "**TO ENTER EXECUTIVE SESSION TO DISCUSS REAL ESTATE NEGOTIATIONS AND PENDING LITIGATION**" seconded by Councilor Walsh. All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Invited into the executive session for Real Estate Negotiations were: Town Planner Peter Gillespie and Redevelopment members: Chair Lee G. Kuckro, Joseph Soja, Paul F. Thompson, and Michael T. Zaleski. They left at 6:34 p.m.

Councilor Kirsche arrived at 6:15 p.m.

Town Attorney John W. Bradley, Jr. and Mike Turner, Director of Public Works, and also arrived to attend the executive session for Pending Litigation at 6:34 p.m. They left at 6:47 p.m.

Peter Gillespie, Town Planner and the Redevelopment Agency members came back in at 6:48 p.m. and left at 7:14 p.m.

At 7:14 p.m., Councilor Kirsche moved "**TO LEAVE EXECUTIVE SESSION AND ENTER INTO THE SPECIAL MEETING**" seconded by Councilor Walsh. All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Chairperson Adil asked the Town Manager to speak on the transfer of funds from the Contingency for the Economic Development Web Site.

Councilor Montinieri moved to "**TRANSFER \$2,800.00 FROM CONTINGENCY TO ECONOMIC DEVELOPMENT FOR THE WEB SITE**" seconded by Councilor Cascio.

Bonnie Therrien, Town Manager stated that the amount of \$2,800 was to have a frame of the web design created by Keiler to be installed. It would then be left to Tom Hemphill, of our IT staff to complete. She asked Mr. Hemphill how long he thought it would take to accomplish. Mr. Hemphill would only be able to devote an hour a week to the project due to other projects he is working on at this time. She stated the Keiler agency would do the work for \$50,000 which is way too much money. She said that Mr. Hemphill did some research and found a company that could do the work for \$7,150 but if we want to move to automatic software where all departments could enhance their own section of the web; it would be approximately \$9,100. She has a \$2,800 transfer ready but if the Town Council wants to change it to state, "not more than" it could. She said that she would certainly get a few more bids if this is the way the Town Council wants to go. In fact Tom Hemphill offered a suggestion [Design Quest] and she followed up on and received a quote of \$9,100. She stated that the Town Council could authorize her to spend up to a certain amount; and she would get other quotes because she thought the Town Council wanted to get the new website up and running by end of the

fiscal year.

Councilor Montinieri offered to amend his motion **"TO TRANSFER NOT MORE THAN \$9,100 FROM CONTINGENCY TO ECONOMIC DEVELOPMENT FOR IMPLEMENTING THE WEB SITE DESIGN,"** seconded by Councilor Cascio.

Councilor Drake stated he thought the Town could probably get it done for less than that because of his company's recent experience. He said he would call the Town Manager with the name of the company he had used for web design. Three years ago it was \$2,500; updates were \$300-400.

Bonnie Therrien, Town Manager said she would get other quotes before contracting to have the work completed.

Chairperson Adil said it would be good for people to do it automatically.

Councilor Drake stated it might be cheaper to have the company do the updates.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Chairperson Adil asked to take the request from the Fire Department Grant Application out of order.

### **FIRE DEPARTMENT GRANT APPLICATION - THERMAL IMAGE CAMERAS**

Councilor Montinieri made a motion **"TO TAKE THE FIRE DEPARTMENT GRANT APPLICATION OUT OF ORDER"** seconded by Councilor Cascio.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Charles Flynn, Fire Chief went over the grant application requests: to cover the cost of an aerial truck, approximately one million dollars, match is \$100,000; another grant for Personal Safety Equipment replacing rubber boots with leather boots for firefighters for safety; continuing to outfit all trucks with MDC (Mobile Data Component) laptops for dispatch and records management for better access to location of apparatus, personnel and equipment; and to replace the 6 year old thermal imaging cameras in the Fire Department. The match for the second grant would be approximately \$10,120.

Chairperson Adil asked how the Fire personnel use the cameras.

Chief Flynn stated they are used in many different ways-structural firefighting, search and rescue of people; also the police are able to use them. They have used them in the Meadows and in the River.

Deputy Mayor Fortunato asked if this is from the Firefighters Assistance or Homeland Security Grant.

Chief Flynn responded that it is the Assistance to Firefighters Grant from Homeland Security funds.

Deputy Mayor Fortunato moved **"TO AUTHORIZE THE TOWN MANAGER TO APPLY FOR AND ACCEPT, IF AWARDED, TWO U.S. DEPARTMENT OF HOMELAND SECURITY, OFFICE FOR DOMESTIC PREPAREDNESS, ASSISTANCE TO FIREFIGHTERS GRANTS; ONE FOR PERSONAL SAFETY EQUIPMENT AND ONE FOR A NEW AERIAL TRUCK,"** Seconded by Councilor Kirsche.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

### **AWARD OF PROPOSAL - PHASE 2-CONSTRUCTION - TOWN HALL /LIBRARY**

Chairperson Adil asked Joe Coombs, Chairperson of the Town Hall/Library Building Committee and Town Engineer Mike Turner to address the Council.

Councilor Montinieri moved **"TO AWARD THE ALTERATIONS AND RENOVATIONS TO THE WETHERSFIELD TOWN HALL AND LIBRARY-PHASE 2 TO KRONENBERGER & SONS RESTORATION OF MIDDLETOWN AND TO ACCEPT THEIR BASE BID AND ALTERNATES 1,3,4,5,6 AND 7"** seconded by Deputy Mayor Fortunato.

Councilor Montinieri stated that alternate 2 has been left out and that the issue of Town Hall staff moving during construction is not being addressed at this time.

Chairperson Coombs stated the Town went with the lowest bidder, saving \$100,000 for the community. There are a lot of rumors about moving the Town Hall staff to the Library. The Building Committee feels the most expedient way to complete this work is for all persons involved, will be to move 1st and 2nd floor Town Hall staff offices to the Library. For staff and the construction, it will be the least disruption, and the best way to get it done. It causes efficiency for staff, construction, and allows for the move back, eliminates the potential night work, with the exception of asbestos removal. He asked that the Town Council endorse the plan to move everyone from the Town side over to the Library side.

Bonnie Therrien, Town Manager stated that she did not know the Building Committee would be recommending the movement of Town staff to the Library at this meeting. The staff needs to do a Cost Benefit Analysis both financial and non financial; there are factors which are not financial. She wants the Town Council to make the award tonight but would like to wait until the first meeting in May, after she has been able to confer with Kronenberger on the recommendation for movement of Town Hall staff to the Library.

Councilor Montinieri said he is not speaking to that issue but wishes to speak on the Committee, identifying Kronenberger as the best choice. Being selected from the qualifying final three, the Committee did reference checks and he feels confident the issues in phase I should not be a part of phase II. In the presentation on night work,

Councilor Montinieri wanted to confirm the way in which it would work.

Chairperson Coombs stated that just because there is night work it is not always at a higher compensation. He does expect that removing the tiles and other hazards will require work done at night and that the air quality will have to be monitored before other trade workers or staff can reenter the areas to resume work.

Councilor Kirsche wanted to know how they were using the independent estimate when it was so different than the quote they are recommending.

Building Chairperson Coombs stated that the estimate was from an independent source, someone not bidding on the project. He too was surprised at the difference in the bids but thinks it will prove to be very helpful further down the process.

Mike Turner, Town Engineer, stated that there is more detail in the independent estimate than they have seen in the total bid to date. They received the bottom line plus the alternates but not much detail.

Mr. Coombs said he looks at it as a caution flag; there are some things to look out for as they move along. They will be able to see if Kronenberger left anything out and what the differences are in the bids.

Councilor Kotkin asked if they were comfortable with the \$3.5 million for the project and if the firm has done comparable projects in the past.

Chairperson Coombs stated the Building Committee was comfortable with the budget. During Phase 1 they were able to some work on Phase 2 while the building was open and they saved some money. Bids 1 and 2 were comparable; both had done a lot of work through the years.

Town Engineer Mike Turner stated Kronenberger had done UCONN 2000. The State Building Inspector was on the premises and stated that if they bid, the Town should hire them because they were the best contractor he has experienced. He stated that when the State's Chief Building Inspector, with 40 years of expertise, recommends a

contractor, he thinks it is a good endorsement of the contractor as well as the other works Kronenberger have done. The company is a restoration contractor. This is what they do, restore old buildings.

Chairperson Adil asked about the Bid results and why they thought we received so many low bids; below what we expected.

Mr. Coombs thought they learned from Phase 1 and the discovery process and wrote some things into the specs for phase 2 to protect ourselves.

Chairperson Adil asked if they looked into the differences between companies.

Mr. Coombs stated there was not a large difference in the ages of the businesses, 46 vs. 56, and that they were still here after all these years. If they did not do good work, they would not have lasted for so long. There are little differences.

Mr. Turner stated that our architect thought we went out at the right time, as going out later we may not have seen so many or such low pricing.

Bonnie Therrien, Town Manager reminded them that Councilor Drake thought the timing was good because of a lack of work in the field at this time.

Mr. Coombs said the climate of the market they are in at this time also contributed to the lower cost.

Councilor Montinieri stated that Kronenberger was going to be doing 30% of the work in house which was the highest of the bidders.

Chairperson Adil wanted to know what protections and changes have been made for this phase of the project.

Mr. Turner stated that they now have 100% performance bond, 100% labor and performance bond policies in place and a penalty clause in the contract.

Chairperson Adil added that from every member he spoke with, it was unanimous. Perhaps it is because it is an historic preservation firm.

Chairperson Coombs stated they are a restoration company. They slow down and are more deliberate in restoration. They want to keep what you have and they respect what work there is to do. They treat the existing building more respectfully and are more deliberate in their work to retain what they have within reason.

Chairperson Adil said that we have to wait until we have the results of the cost analysis.

Bonnie Therrien, Town Manager said it would be at their next meeting in May.

Chairperson Adil's directive to the Town Manager is to make certain that we do whatever it takes to get the building done as quickly as possible. Certainly everyone has been waiting a long time, not only on the Library side but everyone in general.

Chairperson Coombs said that now that they have a number established he will go back to the architect to up the value of the Errors and Omissions Insurance to match the value of the project. They are starting on the last leg of the journey.

Chairperson Adil asked when they can expect to see work again.

Mr. Turner said they will pull bonds, get an agreement from the Town Attorney and by May 1st they ought to be good to go.

Chairperson Adil called for a vote. All Councilors present, including the Chairperson voted AYE. The motion passed

9-0-0.

## **ADJOURNMENT**

At 8:00 p.m., Councilor Cascio moved "**TO ADJOURN THE MEETING**" seconded by Councilor Kirsche. All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Respectively submitted

Dolores G. Sassano  
Town Clerk

*As approved by vote of Council on May 7, 2007*