

MINUTES OF SPECIAL MEETING

STRATFORD TOWN COUNCIL

DECEMBER 7, 2015

THE STRATFORD TOWN COUNCIL CONDUCTED A SPECIAL MEETING ON MONDAY, DECEMBER 7, 2015 IN COUNCIL CHAMBERS OF TOWN HALL, 2725 MAIN STREET, STRATFORD, CT PURSUANT TO NOTICE DULY POSTED.

I. CALL TO ORDER — 7:00 P.M.

PRESIDING: Council Chairman Joseph Kubic

COUNCIL MEMBERS IN ATTENDANCE: Mr. Peter Massey, Mr. Matthew Catalano, Ms. Stephanie Philips, Mr. Jason Santi, Mr. Brian Dempsey, Mr. Kenneth Poisson, Mr. Gavin Forrester, Mr. Joseph Kubic, Mr. Paul Hoydick

COUNCIL MEMBERS ABSENT: Mr. James Connor

OTHERS IN ATTENDANCE: Asst. to Town Attorney John Florek, Richard Snedeker Representing CREC, Ty Tregellas representing Turner Associates, Paul Antinozzi and George Perham representing Antinozzi Architects, Stratford High School Renovations Subcommittee chairman Alan Llewelyn.

II. SCHOOL BUILDING PROJECTS — The Building Needs Committee met on November 16 and December 7, 2015 at which time the following were referred to Town Council:

- A. Stratford High School renovations — The Chair called Mr. Llewelyn to the podium to further clarify the projects below.
 - 1. Hazardous Waste consultant — Hazardous Material Consultant Services — The committee recommended the selection of Eagle Environmental, Inc. for services for the amount of \$76,027.50 – plus submitted unit prices for remediation design and remediation remodeling services to support renovations/selective and demolition/addition.

RESOLVED: that the recommendation of the Building Needs Committee is accepted and the selection of Eagle Environmental, Inc. as the Hazardous Waste consultant for the Stratford High School Renovations project in the amount of \$76,027.50 be and is hereby approved.

A MOTION WAS MADE BY MR. HOYDICK, SECONDED BY MR. SANTI TO APPROVE EAGLE ENVIRONMENTAL, INC AS THE HAZARDOUS WASTE CONSULTANT FOR THE SUM OF \$76,027.50. THE MOTION PASSED 9 TO 0.

- 2. Independent Cost estimator — a ±\$20,000 upcharge from previously estimated cost or end association with them. This item was approved to forward to the Town Council for the fee of \$98,095.00 at the previous committee meeting.

RESOLVED: that the recommendation of the Building Needs Committee is accepted and that an amendment to the architect's contract for the services of Independent cost estimator for the

Stratford High School Renovations project in the amount of \$98,095.00 be and is hereby approved.

A MOTION WAS MADE BY MR. HOYDICK, SECONDED BY MR. DEMPSEY TO APPROVE THE INDEPENDENT COST ESTMATOR FOR THE AMOUNT OF \$98,095.00. THE MOTION PASSED 9 TO 0.

3. Construction manager Contract — (Turner Construction) — Fees for pre-construction work. The Town Attorney's office was making some language adjustments to the start date and payment schedule as this contract was approved in October by the Town Council. There is no change in fee although the contractor may submit something in the future. No further action is required.
4. Amendment to Antinozzi Contract — Mr. Antinozzi, along with Mr. Llewelyn, was called to the podium to clarify the amendment. Questions were posed to Mr. Antinozzi. Mr. Antinozzi conducted a slide presentation of the project. The project was originally estimated for \$56 million and is now currently estimated at close to \$126 million. The change in the architect's fee due to the change in scope of the project is for an additional amount of \$2,064,000.

RESOLVED: that the recommendation of the Building Needs Committee is accepted and amendment to the Antinozzi contract for the Stratford High School Renovations project in the amount of \$2,064,000.00 be and is hereby approved.

A MOTION WAS MADE BY MR. HOYDICK, SECONDED BY MR. SANTI TO APPROVE THE FOREGOING AMENDMENT TO THE ANTINOZZI CONTRACT FOR THE AMOUNT OF \$2,064,000.00. THE MOTION PASSED 9 TO 0.

5. SHS budget — A list of project costs was distributed to Council members. The Scope of the project and the cost has increased. Total cost of the project: \$125,966,646. Stratford's portion: \$52,634,067.

Resolved: that the Stratford High School project Schematic Design plans Dated December 7, 2015, for OSCG Project Number 138-0101, along with the revised project budget amount of \$125,966,646, allowing the Building Needs Committee and the project team to proceed to the Design Development phase of project plan development and authorizes the Ordinance Committee to update the appropriation ordinance, following Town process, to a value at least equal to the revised project budget of \$125,966,646 be and is hereby approved.

A MOTION WAS MADE BY MR. HOYDICK, SECONDED BY MR. DEMPSEY TO APPROVE THE FOREGOING STRATFORD HIGH SCHOOL RENOVATIONS PROJECT BUDGET. THE MOTION PASSED 9 TO 0.

- B. Victoria Soto School — Change order for the school playground. Although both playgrounds are in compliance with code, a section of the preschool playground is unsafe. Costs for the project are not available.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO PLACE THE FOREGOING CHANGE ORDER ON THE TABLE. THE MOTION PASSED 9 TO 0.

- C. BUNNELL FIELD HOUSE RENOVATIONS — Mr. Dan Senft, member of Building Needs committee, was called to the podium to clarify matters. He reported that the field house was built in the middle '80's and paid for by the Worjanowski family. The concession/kitchen area is not up to code. Many civic groups and school parent groups depend on the concession to raise funds. There are cracks in the foundation and the roof leaks. He conducted a walk-through of the building. \$600,000 was appropriated in the C.I.P. to proceed with design and construction.

RESOLVED: that renovations to the Bunnell field house move forward subject to a Planning Commission's CGS § 8-24 review.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO APPROVE MOVING FORWARD WITH RENOVATIONS TO THE BUNNELL FIELD HOUSE. THE MOTION PASSED 9 TO 0.

- III. CONTRACT PLATING — \$309,796 Change Order for grant-funded cleanup of Contract Plating facility by Standard Demolition services. Funds for the change order will be drawn from the \$2.85 million awarded to the Town by the Connecticut Department of Economic and Community Development. Mr. Kubic read a letter into the record from chairman of the Stratford Redevelopment Agency stating that the agency recommends the change order.

RESOLVED: that the recommendation of the Stratford Redevelopment Agency is accepted and the change order for the amount \$309,796.00 for cleanup of the Contract Plating facility be and is hereby approved.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. HOYDICK TO APPROVE THE FOREGOING CONTRACT PLATING CHANGE ORDER IN THE AMOUNT OF \$309,796.00. THE MOTION PASSED 9 TO 0.

- IV. APPOINTMENTS TO ETHICS COMMISSION — 4-year term

- A. Members — 5 (§5-30 of Town code)
Josie Cicerale — expired Oct. 31, 2014
Jack Golden — expired Oct. 31, 2013
Everett G. Sussman — expired Sept. 22, 2012
Michael Peslak (Pastor) — expired Oct. 31, 2012
Roger Salls — expired Oct. 31, 2012
- B. Alternate members — 3 (§5-30 of Town code)
Joseph DeCaro — expired July 10, 2011
Robert Chimini — expired July 10, 2011
vacant — expired July 10, 2011

A MOTION WAS MADE BY MR. CATALANO, SECONDED BY MR. DEMPSEY TO PLACE THE FOREGOING APPOINTMENTS ON THE TABLE. THE MOTION PASSED 9 TO 0.

V. ADJOURNMENT — Hearing no further discussion in connection with the above agenda items or further business, the Chairman called for a motion to adjourn at 7:47 p.m. UPON A MOTION MADE BY MR. SANTI AND SECONDED BY MR. DEMPSEY, IT WAS VOTED 9 TO 0 TO ADJOURN THE MEETING.

ATTEST: *Carol Cabral*
Carol Cabral, Council Clerk