

## Special Board of Selectmen's Meeting – March 8, 2017 – (Approved)

Lizz Milardo called the meeting to order at 2:30 PM. at Haddam Town Office Building, 30 Field Park Drive, Haddam

Robert Duval was present & Sean Donlan was available via telephone.

The Pledge of Allegiance was recited.

New Business:

What we need to do by the Board of Selectman are two (2) things: 1.) we need to meet to agree that we would like to put a Notice in the paper that would go in tomorrow and you have that Notice in the packet I sent you, to say that we are requesting to re-appropriate the \$69,000.00 in funds to use towards ADA improvements. That's the first piece of what we need to vote on today. The second piece to go with that, the environmental report that I sent you, I need permission to sign it and send it to the state say "We've done all this, we're in the process of re-appropriating the funds and in fifteen (15) days the state comes back and says "Yes, you can go ahead and do this" I need permission to sign these documents to get the process going. I can't do one without doing the other. They have to be done in unison. We don't have to have a Public Hearing – that's what this information piece is. Anyone in the public has fifteen (15) days to comment to us about their agreement or disagreement – at that point, whatever we come up with – we will supply that information to the state. **Donlan:** What's the total estimated cost now? **Milardo:** It's probably going to cost around \$100,000.00. The painting, the ramp and the bathroom, we got some pretty good estimates from George Felner. I have drawings and the Construction Detail of the Project with the cost. The reason it is as much as it is because of the \$69,000.00 piece – because it's Federal Funds – we have to pay prevailing wage. We can break the project out into as many pieces as we need to. The goal is to break it out to the piece that makes the most sense to go prevailing wage and then take the money as it goes. In talking to the architects and talking to Larry and talking to Chris Corsa, it probably makes sense to have the bathroom piece done first and work on the inside and then go to the outside. **Donlan:** Is there a time frame to get this done? **Milardo:** We have to have the paperwork in by April, which is why I'm pushing to do this now. **Donlan:** I meant the project itself? **Milardo:** I'd like to start this Spring. I'd like it to be done by the Fall. **Duval:** Where does the extra money, from \$69,000.00 - \$100,000.00 come from? **Milardo:** We have another 23,500.00 that was appropriated in Capital – Non- Recurring. **Duval:** So that's not quite there... **Milardo:** No, he put a 25% contingency on it. The goal is to get the bathroom done and see how much money we have left over and then Chris will try to get the paving done at the same time as we do a road with the state bid. We'll do the bathroom first, then we'll do the painting. **Duval:** The ramp, that's got to be done before the parking lot? **Milardo:** Yes. **Duval:** Once the ramp is done, then you can take care of the overhang by the doorway. **Milardo:** That has to be reconstructed. **Duval:** So the ramp first, then the overhang. **Milardo:** The paving is going to be the last thing we do. If we are short \$ 2,000.00 or \$3,000.00 my thought was to take it out of the building fund. It's a death trap over there. It's not safe. I'm really worried about somebody falling. There have already been issues with people getting stuck in the bathroom. **Duval:** Let's talk about the Bids a little bit. Is it a real RFQ going out? **Milardo:** We are going to go to the state website, approved vendor list. **Barbara Bertrand:** There are a couple of avenues we can take. CROG has a purchasing council that we are member of. They have already vetted all types of contractors and they have come up with contractors – so they've done the RFP's – we can go through that and see what that gives us – it's supposed to give us an advantage. **Duval:** Is that simply picking a name off the list or is there other ways? **Bertrand:** There is one (1) contractor. They've already picked them, they already vetted them, they have already gone through and picked those contractors that have done business, there is just one (1) for that. If we do that and they go out and there are two (2) other (CH's?) that do the same thing. **Duval:** We can go out to a higher level to get more than one bid? **Milardo:** Yes, if we want to put it in the Middletown Press because there are local guys that want to bid on it, they can do that too. We have plenty of sources to bid it out. We want to make

sure we get somebody who is familiar with working on historic buildings. The plans are already done. The construction for the plans and what they need to do with a list on “a light switch needs to go here and a hand rail goes here, etc...” **Duval:** using Felner is similar to us using Jacobson & Associates? **Milardo:** Yes, and we used Felner, just so you know, we had to go off a list of those who were historic architects, because it is a historic building we went through that with the Connecticut Trust. The Connecticut Trust has to put their stamp of approval on this also to make sure we are doing things in the character of the building and we are not hurting anything. It is a historic building – it’s on the National Registry – that’s why we had to do it this way. Do you have any other questions? **Donlan:** I do not. **Milardo:** Motion to sign the Environmental Review Packet which goes to the State of Connecticut to say that we had an environmental study done and we’re aware of what needs to be taken care of. Duval seconded. No Discussion. Approved unanimously. **Milardo** made a motion to put a Notice in the Middletown Press that we are planning to repurpose the State of Connecticut Housing funds of \$69,000.00 for renovations for ADA improvements to the Senior Center. There will be fifteen (15) days to comment on the use of those funds. Duval seconded. No discussion. Approved unanimously.

**Duval moved to adjourn meeting at 2:48 PM.** Lizz seconded. Approved unanimously.  
Minutes taken by: JoAnn Ricciardelli