

TOWN GARAGE BUILDING COMMITTEE
SEPTEMBER 30, 2009 MEETING MINUTES

Minutes of the Town Garage Building Committee Special Meeting held on Wednesday, September 30, 2009 at the Mulvey Municipal Center.

Members Present: Chairman Tony Marino, Lester Scott, Sid Holbrook, George Pytlik, Gary Gavigan, Glen Monroe, Sally Greaves and John Riggio.

Also Present: First Selectman Noel Bishop, Board of Finance Chairman Paul Connelly and Alan Nafis and Jeffrey Alberti from Weston & Sampson.

Call to Order

Tony Marino called the meeting to order at 7:01 p.m. with a salute to the flag. Chairman Marino introduced Alan Nafis and Jeffrey Alberti from Weston & Sampson.

Establish Voting Members

Chairman Marino appointed Glenn Monroe as a voting member sitting for Mark Damiani.

Review A&E Consultant Project Scope and Transfer of Property

Chairman Marino stated that the Bill regarding the transfer of the property is on the desk of Governor Rell waiting to be sign. The Governor had previously vetoed the Bill. At this time, only the land that will house the Westbrook facility will be transferred to us. When it is signed, there will be paper work to be done, but it should be exactly as we have expected. There is still the \$1.5 Million available for this project, but so far there has been a problem with bringing the project cost down to what money is available to us. John Riggio has been working with Weston & Sampson in reducing the cost by eliminating things that are not necessary. Alan Nafis and Jeffrey Alberti of Weston and Sampson stated that the existing building is in pretty good shape and feels that any upgrades can wait, other than the CO detection and ventilation which is necessary. They recommend having the new building as the priority, as well as the dog pound facility. It was further recommended to make a list of items that can be bid as alternates.

The Committee needs to determine how to progress from here to keep the project at \$1.5 Million. We need to maximize every penny we have and do things in phases. We should stop at the end of each phase to make sure everything is line where it is supposed to be. There was discussion regarding doing the entire concept of the project first, then cut back if necessary because there is no way that the Town will appropriate additional funds for this project. There is the possibility of getting future grants, but we cannot count on that. If a grant is awarded in the future, we can move forward with things that were eliminated.

The committee discussed the absolute necessities and their estimated costs:

1. Clean up of site - \$160,000.00
 2. Weston & Sampson fee - \$120,000.00
 3. Dog Pound - \$200,000.00 (discussion of regionalizing with another town)
- Total: \$480,000.00

This leaves approximately \$1,000,000.00 for the remainder of the project. An estimate for the core function of the new building is \$800,000.00 and \$200,000.00 for the necessary updates to the existing building. Everything else will be bid as alternates. The Committee will start with a conceptual design and then get hard numbers. At this time, the Committee should refine the scope of the project and get it approved by the State.

John Riggio stated that he would like to see as much money as possible be put towards the new building and have the Town Crew do most of the necessary renovations on the existing building. The 2 additional bays should be bid as an alternate. There was discussion regarding the water line that needs to be put in and whether the State or the Town should pay for it. It was stated that the contamination occurred when the property belonged to the State, therefore, maybe they would be willing to pay for half of the cost.

Jeffrey Alberti stated that they could have the refined scope for the project done by the middle of next week. The next meeting will be held on Wednesday, October 14th at 7:00 to go over the information. Chairman Marino will check with State DOT for a timeline of the property transfer once the Bill is signed. First Selectman Bishop will look into the possibility of regionalizing the dog pound to save money.

Old Business

None.

New Business

None.

Approval of Bills

None.

Correspondence

None.

5. Adjournment

Upon a motion by George Pytlik, seconded by John Riggio, it was:

VOTED: Unanimously to adjourn at 8:06 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary