

# **MINUTES**

## **Board of Selectmen's Special Meeting**

**Wednesday, November 9, 2016**  
**4:00 PM - Town Hall**

**In attendance: First Selectman George R. Temple, Kathy Johnson, Joanne M. Pelton  
Administrative Assistant, George Mitchell, chairman of the Library Building Committee.  
Absent: Selectman Jeff Haney**

**First Selectman George R. Temple opened the meeting at 4:05 p.m. and the Pledge of  
allegiance was recited.**

### **1. Discuss, with Possible Action, Library Construction Project**

**DISCUSSION:** George Mitchell discussed a reduction in the overall cost of the library project to \$3,074,000 but requested that an alternate amount of \$248,850 be added to construct a basement in the building as the overall bid for the project did not include a basement. Both selectmen said they supported the addition of the basement and thanked the committee for a job well done. Mitchell submitted a Value Engineering option report dated 11/7/2016 from Montagno Construction for the library project to the selectmen. (See Att. A)

#### **MOTION:**

Kathy Johnson moved to award the Library Construction Project bid to Montagno Construction, Inc., of 75 Progress Lane in Waterbury, for an amount of \$3,074,000, as recommended by the Library Planning & Building Committee. This was seconded by George Temple. Ayes (2)

#### **MOTION:**

Kathy Johnson moved to add an alternate to the library project in the amount of \$248,850 for a basement and forward to the Board of Finance. This was seconded by George Temple. Ayes (2)

### **2. Hire Clerk for Oxford School Building Committee and Schools Upgrade Committee**

#### **MOTION:**

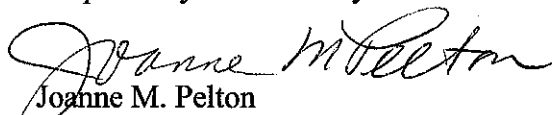
Kathy Johnson moved to hire Dawn Passerine, of 11 Cheyenne Road, as the clerk for the Oxford School Building Committee and the Schools Upgrade Committee at a pay rate of \$15.50 per hour. This was seconded by George Temple (Ayes 2).

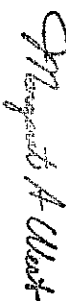
**ADJOURNMENT**

**MOTION:**

Kathy Johnson moved to adjourn the meeting at 4:28 PM. This was seconded by George Temple. Ayes (2)

Respectfully submitted by:

  
Joanne M. Pelton  
Administrative Assistant

16 NOV 14 PM 3:31  
TOWN OF OXFORD, CT  
  
TOWN CLERK

att. A



November 7<sup>th</sup>, 2016

George Mitchell  
Chairman  
Oxford Building Committee

Re: Value engineering options for the Oxford Public Library

Dear George,

We are pleased to present our Value Engineering options for the Oxford Public library located in Oxford, CT. Pricing is based on our discussions with the George Mitchel and Michael Tribe.

1. Delete under slab insulation throughout building except for children area  
DEDUCT \$10,000.00
2. Go from Marvin windows to Anderson now to Pella windows  
DEDUCT \$14,000.00
3. Reduce landscaping plantings and mulching  
DEDUCT \$24,900.00
4. Eliminate all window shades  
DEDUCT \$12,693.00
5. Light fixture change from aluminum to painted  
DEDUCT \$2,400.00
6. Lilly park concrete sidewalk change to asphalt  
DEDUCT \$4,000.00
7. Eliminate casework in Craft Room and Break room  
DEDUCT \$10,500.00
8. Change all cast iron drainage and underground copper to PVC  
DEDUCT \$10,000.00
9. Change copper electrical feeders to aluminum  
DEDUCT \$2,200.00
10. Change binder course of asphalt from 2.5" to 1.5"  
DEDUCT \$4,000.00
11. Eliminate borrowed lights in rooms (2) BL1 in director's office, (1) BL2 in reading room,  
and (2) BL2 library office.  
DEDUCT \$8,000.00

With the above changes there is a total savings of -\$102,693.00. Thank you for the opportunity to present this cost proposal. We look forward to hearing from you regarding the foregoing.

Sincerely,

Nicholas Barone,  
Project Estimator

CONSTRUCTION MANAGERS | GENERAL CONTRACTORS ~ AA | EOE

Oxford Library Building Project		Nov. 7, 2016		
	<b>SOW Deduct List from Above</b>			
1	Eliminate under slab insulation due to Basement	\$ (10,000)	CN deduct	
2	Marvin to Anderson to Pella Windows	\$ (14,000)	CN deduct	
3	Eliminate Plantings (keep grass)	\$ (24,900)	CN deduct	
4	Delete all Window Shades	\$ (12,693)	CN deduct	
5	Fewer Light Fixtures	\$ (2,400)	CN deduct	
6	Concrete walkway to Ashpalt	\$ (4,000)	CN deduct	
7	Cabinets removed from Craft Room and Breakroom	\$ (10,500)	CN deduct	
8	Cast Iron Sewer Pipe from Cast Iron to PVC	\$ (10,000)	CN deduct	
9	Copper to Aluminum Feeder Line	\$ (2,200)	CN deduct	Not Recommended
10	2 1/2" Binder Coarse	\$ (4,000)	CN deduct	2" & 2" Approach?
11	Borrowed Lights between offices (glass windows)	\$ (8,000)	CN deduct	
12	<b>Montagno SOW Reduction Savings ==&gt;</b>	<b>\$ (102,693)</b>		
13	Project Challenge	\$ (12,307)		
14	Commissioning Cost	\$ (12,000)	Project Deduct	
15	<b>Total SOW Cost Reduction</b>	<b>\$ (127,000)</b>		
16				
17	Current Bid Summary	\$ 3,627,000		
18	The SOW Deduct List Above	\$ (127,000)		
19	<b>Sub-total</b>	<b>\$ 3,500,000</b>		
20	Full Basement		\$ 237,000	Add Alternate
21	Contingency on Basement		\$ 11,850	
22	Basement Add Total		\$ 248,850	
23	Project Cost with Full Basement	\$ 3,748,850		
24	Referendum Budget	\$ 3,500,000		
25	<b>Add to Project</b>	<b>\$ 248,850</b>	<b>Need from Town</b>	

16 NOV 14 PM 3:31  
TOWN OF OXFORD, CT  
Margaret A. Clark  
TOWN CLERK