

Minutes

Board of Selectmen's Special Meeting

Wednesday, April 11, 2018
4:00 PM - Town Hall

The meeting was called to order at 4:05 pm and the Pledge of Allegiance was recited.

Present: First Selectman George Temple, Esq., Selectman Jeff Haney, Select man Scott Flaherty, Kristyn Rosa, Administrative Assistant.

Others: Jeffery J Wyszynski, AIA and Justin Hopkins, Project Manager both from Tecton Architects.

NEW BUSINESS

1. **New Middle School Project – Appoint Architect**

MOTION:

Selectman Scott Flaherty moved to appoint Tecton Architects, of One Hartford Square West, Suite 103, Hartford, CT 06106, as the New Middle School Project Architects at an amount of \$1,850,000.00 and reimbursable expenses not to exceed \$22,500.00. Included in this contract will be a \$50,000.00 incentive if the project is on time and under budget. This was seconded by Jeff Haney. All 3 Ayes. Motion carries.

Discussion: First Selectman George Temple stated that we are here for the purpose to appoint an architect. He thanked the committee for the work they did to come up with 4 recommendations. I know how hard that can be. In those 4 recommendations we spoke to several people. We visited sites and read all the materials. Interviews were conducted and held in one day. First Selectman Temple, thanked Scott Flaherty for his help. He stated that Scott was a very big help and perceptive. Scott came up with some very important points and was very well spoken. George thanked Chairman Bob Slie for participating in the process of visiting school and for all the time he has dedicated to the project. George also expressed that he is very thankful that Bob is the Chairman and thinks that Bob is doing a great job.

Having said all that, when considering the personal interviews that we held, recommendations of the committee, the visiting of the sites, and the discussions with the people that are responsible for the upkeep of the buildings, principals, teachers and anyone we happened to run into. Scott and I have concluded that we would recommend to the full Board of Selectman that we would like to appoint Tecton Architects.

George explained the \$50,000.00 incentive. The final amount was considerably less than what the bid was. George stated that the reason he went with the \$50,000.00 incentive was because a lot of times people put in a penalty clause for not finishing on time. I always thought that was a negative way to start a contract. So we will make it positive. It's significant and he thanked Jeff Wyszynski, Principal, and Chief Operating Officer for the negotiations thus far. He stated to Jeff that he is willing to talk and I think it will benefit the Town of Oxford significantly. George said that after seeing their work he knows that they will do an excellent job. We also spoke about other things that I found to be important. We discussed the possibility of not having to put a new septic system in. With the system that we have at the Great Oak School now is rated at 15,000 gallons a day and we are only putting in 5000 gallons a day. So there is a possibility that all we have to do is run pipes, but that was initiated by this particular team. Whether it works or doesn't work, I like that way of thinking and that approach. Another thing I like and you know me about school security; we can make it less intrusive. Instead of putting ballards in the front entry way, we can put rockscapes that no car will get over. This will protect the front doorway from being rammed. Also, the idea of connecting all three campuses with roadways or sidewalks is an excellent idea. I look forward to working with you Jeff and certainly if you would like to say anything that is fine. When I say I, I mean the committee. You will be working with the committee. One of the things I asked is, can we get this thing done one time? You have reassured me you can. Everyone had the same comments. The issue was the septic system; which we very well might have solved. There is no way that the only delay with the septic system was the time of year; which is this time now. To submit the application to the state, but under the original timeline the committee set up we would have missed it anyway, so we should have no trouble finishing on time. You are going to assist us with coming up with a GC and we will do the owners rep and the GC as soon as possible. But I do want to make sure and that that and that is why I want the architect involved. I want to make sure that the GC and the architect won't be at loggerheads. Maybe you can give some insight of people you have worked with in the past. Do you have anything you would like to say?

Jeff Wyszynski of Tecton stated that "First of all thank you very much we are honored to be selected. I speak on behalf of the entire team, Justin is here with me today, but the entire team was made aware and we are all very excited and very committed to the project and I ensure you that you will get our very best as far as our team effort and look forward to working with you, your staff and on the entire project. Thank you very much. We are delighted to start. Do you have anything you would like to say Bob? Bob Slie stated "welcome and I would like to mention that we have a meeting tonight and I would like to invite you. The people there know you and have seen you and you are certainly not a new face, but if you would like to stop by you are welcome. I know everyone in the

committee will work with you hand an hand to make this the best project we can. Jeff, said thank you.

George stated that you have a good committee to work with and particularly a good Chairman. Jeff did state that the selection process was reassuring and you do not see that often in a community. They don't usually care that much in making a selection, so I think from our team, we all felt a very strong connection and it was very reassuring to see that everyone took an interest from the building committee to the Selectmen's office in visiting sites and talking to people and making sure we are the right fit, so thank you.

Selectman Flaherty added. Please don't rush to get that \$50,000.00. Please make sure that a good job is done and I feel confident that you will get it done on time, but please don't rush.

George asked Selectman Haney if he had anything to add. Selectman Haney stated that I feel good about this and that we will be watch and very involved to make sure that everything is in line. It is very important that everything is done right and on time.

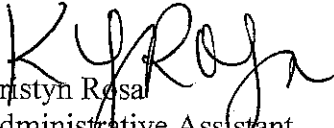
Committee member, Dean Golembeski, asked what is on time? Is that Sept 2020? George said, well that was my understanding of that was what your timeline was. Dean said yah, but it doesn't specify and just says "on time" so I am just curious. George said the contract will. There is a completion date. We have not done the contract yet so we will do the contract and I will be authorized to sign it. Dean said that is the number one question that is out there. When will it be done. George said that we will not have a penalty clause on the contract. We will have an incentive. George asked if anyone else had anything to add. Everyone said no.

ADJOURNMENT

MOTION:

George Temple moved to adjourn the meeting at 5:05 PM. This was seconded by Jeff Haney and Scott Flaherty.

Respectfully Submitted,


Kristyn Rosa
Administrative Assistant

18 APR 16 PM 12:28
TOWN OF GRAFTON, CT
TOWN CLERK