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Emergency Special Meeting East Haven Town Council Minutes

The East Haven Town Council held an Emergency Special Meeting Wednesday, April 6, 2022, at 6:00 p.m. at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

PURPOSE:

This Emergency Special meeting is being conducted for the purpose of allowing SLAM to award successful bids for the East Haven Ice Rink project which will allow it, at this point, to stay on the build completion timeline.

Chairman Deko called the meeting to order at 6:01 p.m.
Roll Call-12 Present 3 Absent (Pompano, Santino, and Ruggiero)

Vice Chairman Pacelli moved to authorize Mayor Joseph A. Carfora, to execute a Guaranteed Maximum Price ("GMP") Amendment to the Town's Design Build Agreement with SLAM Construction Services for the Ice Rink Renovations Project, for a total not to exceed \$5,354,810.00.

Chairman Deko recognized the representative of SLAM, Matt Cialgo, 8 Glastonbury Boulevard, Glastonbury, CT. The Chairman further explained that this meeting is to allow SLAM to have the funds available to award the bids in order to stay within the time-line.

Matt Cialgo explained that they need to get the funds in place for those bidders who need a long lead time for material.

Attorney Luzzi indicated that because SLAM is in charge of construction they are in control of the bid packages and staying on schedule, which is the purpose of the emergency meeting.

Matt Cialgo indicated that at this time they are working on the critical portion, which is the pad which is being demolished at this time to await the new chilling system and a new pad. We don't want to wait to accept the bids in order to stay in the time-line of October 2022. The critical path there is the chiller itself. We could be making ice and not complete the renovations; therefore we need to award the bids. Also, we did pre-purchase some of the equipment to avoid any delays due to the supply chain issues.

Finance Director, James Keeley indicated that the town has allocated monies to this project, at the full scope as it is being presented today. At this time it is very difficult getting bidders because of the set pricing and the cost of material continues to increase. Therefore, he agrees that we should secure those services now in the event prices rise.

Chairman Deko asked for any public comment.

Chairman Deko recognizes Jeff Lendroth, 320 Tyler Street who asked if the town has someone to oversee this project.

Attorney Luzzi stated yes, SLAM is controlling the entire project that is why this council voted back in October 2021 to award them the project; they oversee every aspect of the build.

Mr. Lendroth asked who from the town would be overseeing the project, what building committee?

Attorney Luzzi indicated that SLAM was awarded the project and the oversight of this project and they will answer to the administration and the mayor. The financial portion will be overseen by the finance director; SLAM is our agent appointed by the Town Council.

Mr. Lendroth asked why there wasn't one bid and SLAM doing the entire project.

Matt Cialgo explained they break up the project into different trade packages under the guaranteed maximum price and if the bids come in under that amount the funds are returned to the town.

Mr. Lendroth believes the town has no protection if they go over the budget amount.

Attorney Luzzi indicated we do that is why it is a guaranteed maximum price project. This is the way projects of this size are done.

Chairman Deko recognized Donna Richo, 67 Charnes Drive, East Haven. Ms. Richo stated she considers SLAM as the general contractors of the project.

Matt Cialgo indicated it is not set up like that; the design build package has a guaranteed maximum price where any contingency is returned to the town. We do the bidding and the architectural drawings, etc. With a general contractor the town would have to do each step which takes much more time and no guarantee price. With a design build package we are the designers and the builders. With a general contractor if they should find any savings it is not returned to the town. With SLAM you see all the monies with a contingency built and return if not used.

Mrs. Richo asked how many trade packages are there.

Matt Cialgo indicated 10 and a guaranteed price of \$5.3 Million.

Beth Purcell, 23 Jeffry Road, East Haven noted that the project is \$5 Million of capital project funds.

Mr. Keeley stated it is not all capital money; it's \$2Million from LOCIP, \$1Million from ARPA, \$250,000 from other funding and some state funding.

Chairman Deko stated there is some confusion with regard to the amount of the project. It is not \$12 Million, it is \$5.3 Million.

Mrs. Richo stated it came from the first presentation in October.

Chairman Deko indicated that she was incorrect.

Attorney Luzzi indicated that they brought in Assistant Town Attorney Jeff D'Onofrio who oversees these types of projects and a design build is the way to go; it protects the community. In addition, SLAM's reputation is second to none.

Board of Education Member, Jack Stacey 84 Forbes Place, East Haven stated that he is very much in favor of this project; it will be revenue to the town. He sees the cost to the town to rent ice, which is exorbitant. This is a good project and he is very much in favor of it.

Councilwoman Glassman asked if the council will be informed of the bids and this is also a rate job, correct. You will also review all the bidders for any violations as well or a problem with getting supplies.

Matt Cialgo indicated that it is a rate job; they will be informed of the bidders and they will be evaluated. Also, the town will be informed of any delays with equipment and or supplies.

Councilwoman Cesare indicated that originally you were to open in September.

Matt Cialgo agreed that was the original date but the construction is on time there is somewhat of a delay getting the entire chiller package.

Councilwoman Cesare noted that it might be too late in the season to book ice.

Attorney Luzzi stated that's not what they are being told; we are being told we will be able to book the ice and our high school will be able to utilize the ice as well.

Councilwoman Cesare asked what if we don't create any revenue.

Attorney Luzzi stated that should not be the case we have 7 to 8 month of ice usage.

Councilman Balter stated nothing has changed since your last presentation where you indicated there is a supply chain issue.

Matt Cialgo stated that they have tried to get ahead by ordering the equipment ahead not to run into any issues and to have it on site. One of the big issues is the rooftop units and we have those already in place.

Councilman Balter asked if the budget of \$5.3 Million remains the same.

Matt Cialgo stated he is correct.

Councilwoman Parlato stated that you had your bid openings in the beginning of March when did you realize you needed the funding.

Matt Cialgo indicated that he doesn't want to hold off because it pushes the date back.

Chairman Deko stated the second set of bids will be opened on Friday; they have to have the funds available to award the jobs.

Attorney Luzzi indicated that once the bids are open it's not an automatic there is a dramatic scope review. We have to make sure we are comparing apples to apples, which creates a timing delay.

Councilman Vollono asked if the Council will be updated with any delays on the project.

Matt Cialgo indicated yes.

Vice Chairman Pacelli moved to approve.

Councilwoman Cesare second the motion.

Motion Carried.

Vice Chairman Pacelli moved to adjourn.

Roll call vote-all in favor. None opposed. No abstentions.

Motion carried.

Councilwoman Lesco second the motion.

Vote vote-All in favor. None opposed. No abstentions.

Meeting adjourned at 6:28 p.m.

Respectfully submitted,
Roberta A. DeLuca
Town Council Clerk