

**Town of Montville
Public Safety Building Committee
310 Norwich-New London Turnpike
Uncasville, CT 06382
(860) 848-3030**

**Special Meeting
Thursday, October 8, 2009, at 6:00 p.m.
Montville Town Hall, Town Council Meeting Room**

1. Call to Order

The meeting came to order at 6:06 p.m.

2. Roll Call

Committee members attending were as follows: William Bucko, Police Lt. Leonard Bunnell, Chris Ida, David Jetmore, John Leonard, Paul Lewis, John MacNeil, and Jack Platt. Also present were Resident State Trooper Sgt. Michael Collins. Alternate Ray Coggeshall was absent.

3. Pledge of Allegiance

4. Remarks from the Public

There were no public remarks.

5. Discussion on Summary of Project Delivery Options and Contracts

J. Platt turned the discussion on the summary of project delivery options and contracts to Chris Ida who referenced his email on the same of October 6, 2009 that was forwarded to the Committee. C. Ida stated that for the proposed public safety building the design-bid-build option was “the way to go.” He identified that option as being economical and would allow for the most control of the building project. The Committee has a Space Needs Assessment and a rough site completed that would be a selling point when meeting with architectural firms. C. Ida also mentioned that with architects, engineers, and contractors looking for work now would be a good time to bid. The Committee already has seed money from the Town Planner for a consultant for the project who will prepare the RFP.

C. Ida fielded questions from the Committee about hiring a construction manager versus that of a general contractor. Since there is only one building being built, a construction manager would not be needed. He also proposed putting the framework of the project together then having a meeting with potential bidding firms. He said that the Committee would be looking for contractors with a good track record devoid of legal issues. The firms would get a bid package and would be required to respond within 30 days. C. Ida also spoke about the Committee acting as “owner” of the project. He said that an office building is a straightforward project. The point of contact for the project would make decisions up to a certain monetary value and would hold weekly meetings to discuss the status of the project. C. Ida also mentioned that good design plans are beneficial to a project. He said without good design plans a project can be slowed down and cost additional money in change orders.

J

J. McNeil concurred with C. Ida's view for the project and added that the Committee is comprised of individuals with vast experience in the construction field and hence capable of "taking ownership of the project." C. Ida added that choosing local "quality" companies with a vested interest in the project is preferable particularly when working on state, municipal, and non-profit projects. He also commented that the budget for the project should be fine-tuned as it progresses to avoid cost overruns at the end of the project. P. Lewis commented that the fee for hiring an architect would need to go before the Town Council. J. Platt questioned whether an architect and/or contractor with experience in designing and building a public safety building if favorable. B. Bucko added that developing an open dialogue is paramount to a successful building project.

Motion: **That the Committee agrees on a design-bid-build delivery method for the public safety building project.**

Proposed by: Len Bunnell

Seconded by:J Dave Jetmore

Vote: **Carried Unanimously**

The Committee agreed that Mike Fortuna of TLB Architecture would be invited to the next meeting to learn of the Committee's delivery method decision and to discuss the RFP. The Committee was asked to come prepared with questions to the next meeting. J. Platt then complimented C. Ida for doing an excellent job with his report. L. Bunnell agreed to invite the Town Planner and the Town Engineer to the meeting on October 22.

6. Correspondence

There was no correspondence to report.

There was no New Business to discuss.

7. Remarks from the Public

There were no public remarks.

8. Remarks by Committee members

There were no remarks from the Committee.

9. Adjournment

Motion: **That the meeting is adjourned.**

Proposed by: Chris Ida

Seconded by:J Len Bunnell

Vote: **Carried Unanimously**

The meeting adjourned at 6:58 p.m.

Respectfully submitted by,

Jack Platt, Chair
Public Safety Building Committee

Gloria J. Gathers, Recording Secretary
Date Approved _____