



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PEGGY BUSSE
DOUGLAS B. HARDING
DAVID J. OLENDER
BARRY C. PINTO
MICHAEL D. VARNEY

JOHN P. RACHEK
CHAIRMAN

Board of Finance Special Meeting

March 27, 2018

Minutes

Board of Finance

Members Present: John Rachek, Chairman; Peggy Busse, Douglas B. Harding, David J. Olender, Barry C. Pinto

Board of Finance

Member Absent: Michael D. Varney

Others Present:

Lori Spielman, First Selectman; Nicholas J. DiCorleto, Jr., Finance Officer/Treasurer; Tim Webb, Public Works Director/WPCA Administrator; Joe Palombizio, Emergency Management Director; Sgt. Brian Santa, Resident State Troopers' Office; Felicia LaPlante, Assistant Finance Officer; Mary Blanchette, Mary Clements and Gabbi Mendelson, Hall Memorial Library Board of Trustees; Tom Palshaw

1. Call to Order

Chairman John Rachek called the meeting to order at 8:42 p.m.

2. Citizens' Forum: No one came forward.

3. Hall Memorial Library Roof: Mr. Rachek reported that the Board of Selectmen approved removing the Hall Memorial Library roof project from the Capital Improvements Budget for the upcoming year, pending gathering further quotes. Mr. Webb explained that the Town will do a formal bid, instead of going off the State Bid or CRCOG bid list, and do a mandatory pre-bid meeting. This will provide solid numbers going into next year's capital improvement process.

Mr. Olender said he has a problem with that because he has some decent numbers to do the roof now and if we wait another year, there's no telling what could happen. Mr. Olender listed several estimates and Mr. Webb said that those estimates all were not dealing with prevailing wage. Mr. Webb added that the lowest bid was

\$94,780 which is under the \$100,000 threshold. If it is determined that any additional work is needed that requires a change order which brings the cost over the \$100,000 limit, it would require prevailing wage.

Mr. Olender said he spoke with a vendor today and asked him if he looked at the roof. Mr. Webb said that all of the vendors who submitted estimates have walked the roof. Mr. Olender said this vendor came in at \$99,681.

Mr. Webb said that if this is the way this project is going to be handled, then someone should take over the Hall Memorial Library roof project because he is uncomfortable with it and he is stepping out. Mr. Olender stated that he will do it.

Mr. Olender asked the Board of Finance if they can legally select the contractor or if it has to go to a special bid. Mr. Olender said that there is a bid for \$94,000 from a contractor who understands what's up there. Ms. Busse asked if it is true that this company claims that they will not exceed \$99,000 regardless of what is discovered once they begin work on the roof. Mr. Olender said that this company stated that they will not exceed \$99,000 no matter what additional work is required and they will put it in writing. Mrs. Blanchette asked how the company would know what they might find; there could be other problems that aren't visible right now. Mr. Olender said that because they are Dzen Roofing, they know what is there for insulation. Mr. Olender noted that he is not pushing Dzen Roofing, but he believes most people are familiar with them. He said they do his work and they are great and have been around forever. Ms. Busse asked Ms. Spielman if this type of guarantee is legally binding. Ms. Spielman said she would have to run it by the Town Attorney.

Ms. Spielman asked about the bird problem at the Library and Mr. Olender said that the estimate does not include the bird problem. Ms. Phillips said that consideration needs to be given to the order in which the two projects are handled as the roof should be done before the bird problem is rectified.

Mr. Olender said that if the price can be held under \$100,000 the Town does not have to pay prevailing wage and he has a reputable company willing to do it. Mr. Rachek said he just doesn't know if they can guarantee that they will stay under the \$100,000. Mr. Olender said he will get it in writing.

Mr. Webb said that anything over \$25,000 has to have a formal bid unless it is waived by the Board of Selectmen and the Board of Finance. If the Board of Selectmen passes the project on to next year, then the Board of Finance has to negotiate with the Board of Selectmen to determine what needs to be done. Mr. Webb said he will want to know who the Clerk of the Works for the project will be? Are they covered by Town insurance? Will they document what's being done? Will they photograph? Will they stay on top of the project? That is what Rockwell was providing, as they have in the past, with the old roof and the bathroom and there have been no issues.

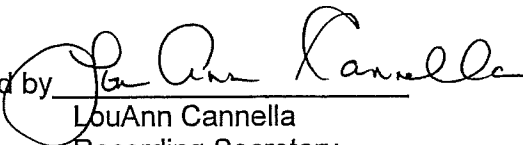
Mr. Webb said that there is a difference of opinion on how to handle this project; he is not comfortable with the process and he is going to walk away.

Mr. Olender said that he has spoken with Ray Martin, Building Official, and Mr. Martin said he would follow the project through.

Ms. Spielman asked the Board of Finance to table this issue until she can get an opinion from the Town Attorney. Mr. Rachek agreed and said once the Town Attorney provides her opinion, the BOF will get back together.

4. Adjournment

MOVED (PINTO), SECONDED (BUSSE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING OF THE BOARD OF FINANCE AT 8:50 P.M.

Submitted by 
LouAnn Cannella
Recording Secretary