

**PUBLIC SITE & BUILDING COMMISSION**

Clifford J. Hurgin Municipal Center  
1 School Street  
Bethel, CT 06801

**Regular Meeting Minutes**

**Tuesday, January 13, 2015**

**7:30 pm**

**Clifford J. Hurgin Municipal Center – Meeting Room “B”**

**PRESENT:** Chair Jon Menti, Vice Chair Nancy Ryan, Deno Gualtieri, Jim Palmer, James Naddeo, John Perna and Bob Durkin

**ABSENT:** Jim Lacey

**ALSO IN ATTENDANCE:** Charles C. Van Zanten (Hawley Construction Corporation), Brian Humes (Jacunski & Humes), First Selectman Matt Knickerbocker, Selectman Paul Szatkowski, Selectman Richard Straiton, Police Chief Finch and Captain Bruckenthal.

**CALL TO ORDER:**

Chair Menti called the meeting to order at 7:30 pm.

**APPROVAL OF MEETING MINUTES:**

Nancy Ryan made a motion, seconded by Deno Gualtieri, to approve the minutes of the Regular Meeting of 23 September 2014, as submitted. Vote, all in favor, motion passed. James Naddeo and Nancy Ryan abstained.

Deno Gualtieri made a motion, seconded by John Perna, to approve the minutes of the Special Meeting of 7 October 2014, as submitted. Vote, all in favor, motion passed. James Naddeo and Nancy Ryan abstained.

**APPROVAL OF 2015 MEETING SCHEDULE:**

Nancy Ryan made a motion, seconded by John Perna, to approve the 2015 Public Site and Building Commission meeting schedule. Vote, all in favor, motion passed.

**CORRESPONDENCE:** None.

**PUBLIC INPUT:** Those who spoke:

Selectman Szatkowski  
Billy Michaels  
Selectman Straiton

24 Winthrop  
27 ½ Fleetwood Avenue  
7 Codfish Hill

**RECEIVED**

**2015 JAN 15 A 9 12**

**TOWN OF BETHEL  
TOWN CLERK**

Karen Foster	6 Farm Court
John Kelly	74 Walnut Hill
Bill Hillman	86 Walnut Hill
Cynthia McCorkindale	19 Elgin Avenue
Frank Infurchia	3 Honey Hollow
First Selectman Matt Knickerbocker	10 Colonial Drive

Chair Menti closed the public input session at 8:07 p.m.

### **OLD BUSINESS:**

#### **South Street Fire Station**

Nothing new to report.

#### **Police Station Project**

- Chair Menti introduced Paul Trippi, The Morganti Group, and Kurt Verdi, Verdi Construction Company, who gave an overview of a collaborative proposal to expand and renovate the existing Police Station for the Town of Bethel. Discussion ensued. Chair Menti requested a list of public safety building projects worked on by Moganti, Verdi and the Design Consultant be provided by the next meeting on January 27, 2015.
- Chair Menti invited Chief Finch and Brian Humes and Charles Van Zanten to speak on the police station project and options for going forward. Chief Finch restated the need for a facility that meets the needs and functions required. Mr. Humes stated for the record that all pre-referendum services have been provided at no cost to the Town and he is not under contract with the Town, at this time, and was present tonight to answer questions. Mr. Van Zanten offered his insights on construction longevity.
- First Selectman Knickerbocker stated for the record the Town of Bethel Charter requires a referendum for any project with a value that exceeds a million dollars whether its leased or not.
- First Selectman Knickerbocker offered suggestions on next steps for the Commission and requested Morganti submit a sample of the contract to him for review.
- Nancy Ryan made a motion, seconded by John Perna, to approve payment of Hawley Construction Corporation, Final Invoice #1333, dated 12/10/14, in the amount of \$1,875.00 for construction management services rendered through December 9, 2014. Vote, all in favor, motion passed.

### **NEW BUSINESS:**

#### **Elections of Chairman and Vice Chairman**

Nancy Ryan made a motion, seconded by Deno Gualtieri, to nominate Jon Menti to be Chairman of the Public Site and Building Commission. Vote, all in favor, motion passed.

John Perna made a motion, seconded by Deno Gualtieri, to nominate Nancy Ryan to be Vice Chairman of the Public Site and Building Commission. Vote, all in favor, motion passed.

**AJOURNED:**

Nancy Ryan made a motion, seconded by Jim Palmer, to adjourn the meeting. Vote, All in Favor. Motion approved unanimously. Meeting adjourned at 9:03 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'KGalbis', with a long horizontal flourish extending to the right.

Kathy Galbis  
Recording Secretary

Public Site and Building Commission  
 Regular Meeting Schedule - 2015  
 CJH Municipal Center

Date	Day	Time	Location
January 13, 2015	Tuesday	7:30 PM	Meeting Room B
January 27, 2015	Tuesday	7:30 PM	Meeting Room B
February 10, 2015	Tuesday	7:30 PM	Meeting Room B
February 24, 2015	Tuesday	7:30 PM	Meeting Room B
March 10, 2015	Tuesday	7:30 PM	Meeting Room B
March 24, 2015	Tuesday	7:30 PM	Meeting Room B
April 14, 2015	Tuesday	7:30 PM	Meeting Room B
April 28, 2015	Tuesday	7:30 PM	Meeting Room B
May 12, 2015	Tuesday	7:30 PM	Meeting Room B
May 26, 2015	Tuesday	7:30 PM	Meeting Room B
June 9, 2015	Tuesday	7:30 PM	Meeting Room B
June 23, 2015	Tuesday	7:30 PM	Meeting Room B
July 14, 2015	Tuesday	7:30 PM	Meeting Room B
July 28, 2015	Tuesday	7:30 PM	Meeting Room B
August 11, 2015	Tuesday	7:30 PM	Meeting Room B
August 25, 2015	Tuesday	7:30 PM	Meeting Room B
September 8, 2015	Tuesday	7:30 PM	Meeting Room B
September 22, 2015	Tuesday	7:30 PM	Meeting Room B
October 13, 2015	Tuesday	7:30 PM	Meeting Room B
October 27, 2015	Tuesday	7:30 PM	Meeting Room B
November 10, 2015	Tuesday	7:30 PM	Meeting Room B
November 24, 2015	Tuesday	7:30 PM	Meeting Room B
December 8, 2015	Tuesday	7:30 PM	Meeting Room B
December 22, 2015	Tuesday	7:30 PM	Meeting Room B

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TOWN OF BETHEL  
TOWN CLERK

**Morganti/Verdi Design Build PPP Proposal**  
**Bethel Police Station, Bethel, CT**

The collaboration of **The Morganti Group** and **Verdi Construction Company** propose a design/build Public, Private, Partnership process for an expanded and renovated Police Station for the Town of Bethel. This proposed structure would meet the design and budgetary goals as set forth by the town, encompassing a total square footage of approximately 25,000. The existing police station building and site would be renovated and expanded to include an approximately 15,000 SF two story addition with program requirements as outlined in the original study.

We believe after significant due diligence and cooperation with the town, the Morganti/Verdi team can provide a fully functional, aesthetically pleasing facility for **less than \$9 Million**. Actual final cost will be continually and fully transparent to the town.

Morganti is a locally based International construction company with large company resources. Verdi Construction Company is a local Bethel based General/Design Build Contractor. Together we will provide Design, Construction and Financial services (with optional maintenance and operational functions) required to build a successful municipal building for the Town of Bethel.

**Morganti /Verdi Proposal to renovate and expand existing site:**

- Renovate existing building.
- Construct new 2 story pre engineered building up to 15,000 square feet. (Varco-Pruden)
- Project value less than \$9 million. FF&E excluded.
- Comply with program requirements.
- Aesthetically pleasing.

**Morganti (E&F)/Verdi requirements and deliverables:**

- Written commitment from the Town of Bethel that when criteria for Budget and Function are met the Morganti/Verdi team will be issued a contract to proceed with final design and construction.
- Upon written authorization we will commit to the following:
  - Within 60 days after notice to proceed we will deliver to the Town a conceptual design with budget at no cost.
  - 120 days after approval of the conceptual design and executed contract we will commence construction and complete within 12 to 14 months.

**Project Team/Organization:**

**Construction:** Morganti and Verdi Construction  
(Varco-Pruden)

**Design Team:** Morganti/Verdi-McQueen

**Lead Design Organization:** Thomas Arcari,  
Consultant (specific police station design)

**Financial Services:** Morganti

**Facilities Maintenance and Operation:** Morganti

**Public Private Partnership (PPP)**

This innovative project delivery method transfers risk to those parties that best understand and manage risk: financiers, developers, construction contractors, consultants, operators, suppliers, service providers, and concessionaires. The resulting consortium acts as cohesive team to achieve the client's goals and objectives for the project.

P3 projects are implemented through various contract arrangements, including:

- Build-Finance (BF)
- Design-Build-Finance (DBF)
- Design-Build-Finance-Maintain (DBFM)
- Design-Build-Finance-Maintain-Operate (DBFMO)

**Benefits to you**

One of the main benefits of a P3 is the transfer of risk (e.g., operating, maintenance, design, construction and rehabilitation costs, financing rates, and timing) from taxpayers to the private sector. By doing so, projects can be brought on line with a high level of certainty for cost, schedule, quality, availability, and service. Morganti/Verdi is a construction company with the ability to successfully manage P3 projects.

**Bethel Police Station: Design/Build/PPP Proposal  
1-13-15**



**Bethel Police Station  
Conceptual Budget**

**Approximate Construction Duration - 12-16 months**

Renovate Existing	9,500 SF	\$220.00 SF	\$2,090,000.00
Facility as New			
Build New 2-story	15,000 SF	\$315.00 SF	\$4,725,000.00
addition			
Contingency			\$700,000.00
Construction General			\$300,000.00
Conditions			
Construction Sub Total			\$7,815,000.00
Design Services <b>8%</b>			\$625,200.00
Construction Fee <b>7%</b>			\$547,050.00
<b>PROJECT TOTAL</b>			<b>\$8,987,250.00</b>



30 Germantown Road, Danbury, CT 06810

# Invoice

Date	Invoice #
12/10/2014	1333

Bill To
Town of Bethel Public Site & Building Commission Attn: Mr. Jon Menti, Chairman 1 School Street Bethel, CT 06801

Location
Proposed New Police Headquarters Judd Ave. and Route 302 Bethel, CT 06801

Description	Quantity	Terms	Project
		Net 30	
		Rate	Amount
Final invoice for construction management services rendered through December 9, 2014, the date of the referendum, per extended signed agreement as accepted on 4/24/2014. (see attached)	1	1,875.00	1,875.00
<b>Phone #</b>	<b>Fax #</b>	<b>Web Site</b>	<b>Payments/Credits</b> \$0.00
203-792-5442	203-743-7381	www.hawleycompanies.com	<b>Total</b> \$1,875.00
Affirmative Action/Equal Opportunity Employer			<b>Balance Due</b> \$1,875.00

# Hawley CONSTRUCTION CORPORATION

Town of Bethel  
Public Site and Building Commission  
Attn: Mr. Jon Menti, Chairman  
1 School Street  
Bethel, CT 06801

April 11, 2014

Re: Extension of Construction Management Services  
New Police Headquarters

Dear Mr. Menti,

We would like to request herewith, that our services be extended for another 5 months, from June 11, 2014 through November 11, 2014 in order to fulfil the requirements for the referendum which will take place on or about November 4, 2014.

Our current agreement was for 6 months, starting on December 11, 2013 when it was signed, and that would bring us to June 11, 2014. The current agreement is in the amount of \$19,500.00.

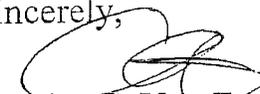
We request that our contract amount be increased by \$9,750.00 to cover this additional period of work. This will bring our total contract amount to \$29,250.00 as follows:

Original Agreement 12/11/2013 thru 6/11/2014	\$19,500.00
Extension of Agreement from 6/12/2014 thru 11/12/2014	\$ 9,750.00
Revised Total Contract Amount	<u>\$29,250.00</u>

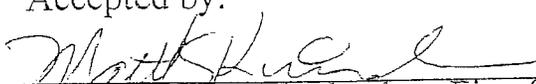
Please acknowledge your agreement with this extension of services along with the revised contract amount in the space provided below.

Thank you.

Sincerely,

  
Charles C. Van Zanten,  
Executive Vice President

Accepted by:

  
Matthew S. Knickerbocker, First Selectman

4/24/2014  
Date

AN EQUAL OPPORTUNITY EMPLOYER