



Keith Chapman
Town Manager

TOWN OF NEWINGTON

200 GARFIELD STREET
NEWINGTON, CONNECTICUT 06111

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MAYOR BETH DELBUONO

NEWINGTON TOWN COUNCIL

SPECIAL MEETING MINUTES

August 4, 2021

James E. Krupinski
Town Clerk

This meeting was presented as a Zoom Webinar/Meeting.

Deputy Mayor Budrejko called the meeting to order at 6:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Anest
Councilor Braverman
Councilor Budrejko
Councilor Camillo (*arrived at 6:02 p.m.*)
Councilor Donahue
Councilor Manke
Councilor Miner
Councilor Nagel

Staff Attendees:

Keith Chapman, Town Manager
James E. Krupinski, Town Clerk
Susan Gibbon, Council Clerk

Also in attendance

Dr. Brummett, Superintendent of Schools
Lou Jachimowicz, BOE Chief Finance & Operations Officer

III. PUBLIC PARTICIPATION – ON AGENDA ONLY (Via Zoom or Telephone: 888-788-0099 or 877-853-5247) (4 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEM)

- None

IV. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- None

V. OLD BUSINESS

A. Newington High School Roof Repairs

- Town Manager Chapman stated that he received a request from the Superintendent regarding roof repairs at NHS. Contacted another company and found that their proposal was significantly lower than proposal she received. Original amount just under \$500,000; second amount just under \$200,000. Main difference is that the lower cost job will not have any school reimbursement from the state. Asking Council to approve this and waive the bid process. Silktown will be replacing the roof (Section L) over the next several weeks; possibly Section E as well if they can get the materials.

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- Dr. Brummett stated that she concurs with the town manager's statement that this proposal get's us what we need to get done at a much lower rate. Even though it won't be reimbursed from the state, we are much better off because the state has many requirements and loopholes that need to be qualified for the grant. This is the better way to go. If we can get both sections done, it will be a win-win. The Board has sent a memo to the town manager concurring that this is something they want to do and will have a meeting at the end of the month to memorialize it.
- Mr. Jachimowicz stated the he too is in support of Mr. Chapman's proposal. Staggering difference in cost is due to all the state requirements. Being able to forego that and do this at a significant decrease in cost is a wonderful alternative.
- Councilor Manke stated that his understanding that this is a rush and wanting to get this done before school starts; and also the availability of materials since they may not be available two/three weeks from now.
- Mr. Jachimowicz stated that Area J is the art department and that is something you can't really relocate kids someplace else. Area G is the Aerospace/Biomedical area which has more flexibility.
- Councilor Manke stated that is the reason we aren't going out to bid and RFP and just going with what we have. Correct?
- Town Manager Chapman stated that is correct.
- Councilor Miner stated that in reviewing both bids they are much different in their approach. Were specifications provided or was it just the contractors provided their opinions.
- Town Manager Chapman stated that Silktown was strictly contact made. They came out and looked at the roof, with town and school staff, and determined what was needed to be done. One requirement was that we required a 30-year warranty roof be installed. They did their own due diligence and came up with a plan.
- Mr. Jachimowicz stated that the higher priced bid was based on hiring an architect developing state standards to qualify for a grant, changing pitch, moving HVAC, increased price for doing that.
- Councilor Miner asked if both products were specified the same? Silktown references TPO and I didn't see any reference to material from the original contractor. Was that to be determined by the architect
- Mr. Jachimowicz stated that it was to be determined by the architect. They had all the specification in the spec book that they worked from. I can provide a copy of that if necessary.
- Councilor Miner stated that the two current systems are TPO and EPDM and they are basically similar except for the way they are attached. The reimbursement for this would be what percentage?
- Mr. Jachimowicz stated that going Mr. Chapman's route there is no reimbursement. With the other proposal it would be around net 50% reimbursement and there are some exclusions to what they would reimburse for. Think the net cost to the town would be around \$250,000 if we proceeded with the original cost.
- Councilor Miner asked if the areas are the same, just two different alpha characters. That was confusing as I was reading through both.
- Mr. Jachimowicz stated that Area E is the art department and Area F is the STEM Academy, referenced in the second bid as areas G and J.
- Councilor Miner asked the town manager that the cost from Silktown for the same area is approx. \$200,000. Is that correct?
- Town Manager Chapman stated that area J is slightly under \$200,000 and area G would be slightly over \$200,000, if we do G and the materials becomes available.
- Councilor Miner stated the net difference would be about \$50,000 cheaper with Silktown.
- Mr. Jachimowicz stated that is correct.

- Town Manager Chapman stated per section. If we did both sections, and the original proposal was \$500,000 we would be saving around \$100,000 on for both sections.
- Mr. Jachimowicz stated that is a fair assessment.
- Councilor Miner asked if Silktown felt comfortable that there was no need to pitch the flat roof and that three inches is sufficient.
- Town Manager Chapman stated that is correct. He did discuss with them the HVAC and the pitch and they were comfortable with what they saw and could do the 30-year warranty roof for \$194,000.
- Councilor Miner stated that he doesn't want it to be misrepresented that there was that much difference because we are proposing two different projects. Agree with Silktown, if they feel comfortable and are offering a roof with a 30-year warranty that's fine. My point is there are two polar opposite approaches to the project.
- Councilor Manke stated that Silktown is providing a 30-year warranty roof. If we went with the original proposal and had to seek reimbursement, that would delay this project considerably, is that right.
- Mr. Jachimowicz stated that when putting in for a state grant, the turnaround is typically six to eight weeks and there would be a slight delay collecting afterwards, not a major construction project, matter of a few months rather than potentially a couple of years.
- Town Manager Chapman stated that we would have to go out to bid for it.
- Councilor Manke stated that if we can save \$50,000 and get a 30-year roof, it makes sense to do it.
- Councilor Budrejko stated that on the original proposal, they were excluding hazardous waste handling and disposal. Is that included in the Silktown proposal or an additional cost?
- Town Manager Chapman stated that there was a small area of hazardous waste identified by Silktown and the proposal includes the removal and proper disposal of those areas. If they discover additional hazardous waste, that will be an additional charge.
- Councilor Budrejko stated that wasn't included in the original proposal.
- Councilor Miner stated that in terms of this project he is in favor of doing the areas we are discussing. Hopefully moving forward we can do a better job doing our due diligence and not rushing to make an immediate decision.

Motion by Councilor Miner

WHEREAS, the Town of Newington, has been approached by the Board of Education regarding roof repairs to Newington High School; and

WHEREAS, the Board of Education is interested in repairing at least two (2) sections of the High School roof; and

WHEREAS, the Town has solicited a quote from Silktown Roofing of Manchester, CT to complete roof area J, as outlined on a quote dated July 14, 2021, with a 30-year NDL Warranty upon final inspection; and

WHEREAS, the Town also requested an additional quote to complete an adjacent roof area identified as area G, as outlined on a quote dated July 23, 2021, and

WHEREAS, Silktown Roofing has acquired the necessary roofing materials to complete the repairs to area J, with a 30-year NDL Warranty upon final inspection; and

WHEREAS, Silktown Roofing is working to acquire the necessary roofing materials to complete the repairs to area G, with a 30-year NDL Warranty upon final inspection; and

WHEREAS, the Town Council, under the Newington Town Charter, Section C-814, hereby determines that it is not in the best interest of the Town to require sealed bids, due to the health and wellbeing of the affected employees and students within the School system; and

WHEREAS, the Town Council hereby determines that area J, as outlined on a quote dated July 14, 2021, should be completed immediately and that area G should be completed once all necessary roofing materials have been acquired; and

WHEREAS, the cost of the outlined roof repairs should be funded through the use of the CIP accounts.

NOW THEREFORE, BE IT RESOLVED: that the Town Council hereby authorizes Keith Chapman, Town Manager to execute any and all necessary contracts with Silktown Roofing to complete the repairs to the Newington High School roof, as outlined above.

Seconded by Councilor Manke. Motion passed 8-0 (roll call vote; Mayor DelBuono absent)

VI. PUBLIC PARTICIPATION – ON AGENDA ONLY (Via Zoom or Telephone: 888-788-0099 or 877-853-5247) (3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEM)

- Rose Lyons, 46 Elton Drive stated that she's heard talk of the roof for quite some time at many meetings. How many projects out there that get discussed over and over and that you have to rush to get it done. Hope going forward things are planned better and don't have to rush into things and are attended to when a small problem that doesn't turn into a large one. Understand need. Hope with new facilities manager things will get done on a timely basis.

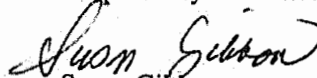
VII. REMARKS BY COUNCILORS

- Deputy Mayor Budrejko stated that the requirements needed for state reimbursement, as this project has shown, that state reimbursement doesn't necessarily mean the town saves money. Also, state reimbursement comes indirectly or directly out of our pockets as either a town taxpayer, state taxpayer or federal taxpayer. In the future when we go out for bids, should we continue to rely on going for state grants or not and seeing what the difference is.
- Town Manager Chapman stated that each case is individual and needs to be assessed by the facilities managers and they will guide us in the direction we need to go. We need to make sure we are saving money, but also meeting demands, such as a 30-year warranty roof, which would have been the same. Out facilities managers should now be able to put professionalism into this and schedule repairs prior to a crisis situation. Think we are on the right track.
- Councilor Miner stated that with a project like this, to go with a no bid could potentially go up or down, depending on who's looking at it, how they're looking at it and what they are doing. These projects, moving forward, and we do our due diligence and there's not a rush and we go out to bid the projects, and if you don't get a successful bid with what you are looking for, you simply rebid it again and that may be a better approach.

VIII. ADJOURNMENT

Motion by Councilor Braverman to adjourn the meeting at 6:27 p.m. Seconded by Councilor Manke. Motion passed 8-0 (Mayor DelBuono absent).

Respectfully submitted,



Susan Gibbon
Council Clerk