

## **Special Board of Selectmen's Meeting**

**April 26, 2010**

Present: First Selectman Gayle Weinstein; Selectman Dan Gilbert; Finance Director and Treasurer Richard Darling; Administrative Assistant Judy DeVito; Town Attorney Patricia Sullivan; Board of Finance chairman Michael O'Brien; Finance Director Joann Keating; Dan Clarke; Building Committee chairman Don Gary; Kim Barrett from Barrett Inc.

**This meeting was recorded and videotaped. Tapes are available in the Selectmen's office.**

David Muller joined the meeting by telephone

Ms. Weinstein called the meeting to order at 1:30pm

**Discussion/decision regarding award of the contract to replace the Middle School roof to Barrett Inc. of Danbury, Ct., in the amount of \$1,902,460, and to authorize the First Selectman to sign a contract agreement for this purpose.** Ms. Weinstein asked why the 1997 AIA document was used instead of the updated 2007 version. Mr. O'Brien said one of the advantages of the 2007 form is that it protects the owner more so than the architect or the contractor. Ms. Weinstein said the document does not appear complete. Ms. Sullivan said that it was not and you had to take the AIA document and go to each section and see what the changes were. Mr. Gary said if you look at the supplemental, deletions and additions they do not tie to the same paragraphs. Ms. Sullivan said that she would prefer to have the document as one document.

Mr. Gary asked about Mr. Clarke to verify the alternates in the contract. Dan Clarke said that the alternates 1, 3 and 5 are correct. Mr. O'Brien asked that the manufacturer's warranties be three years instead of two years.

Ms. Weinstein said to Kim Winchell from HB Fishman (on speaker phone) that it appears that the document was not given to them in its entirety. Ms. Sullivan said that they are missing the 2007 base contract so everyone is having a difficult time tying it together. Mr. Winchell said that part of the bid specification was that the 1997 AIA document was going to be utilized. He said 1997 AIA document is more advantageous to the building owner. Ms. Sullivan said that we still do not have the base document to look at.

After some discussion, it was decided to get the standard AIA contract and include the supplemental conditions and changes to the contract. A meeting was scheduled for sometime on Thursday April 29, 2010 to finalize the contract.

April 26, 2010

2

At 2:18pm Mr. Gilbert made a motion to adjourn the meeting. Mr. Muller seconded and the motion passed unanimously.

Respectfully submitted

Judy M. DeVito  
Administrative Assistant.  
Approved 5/19/10