

Minutes of the Regular Meeting of the Middle School Building Committee held at 8:15 AM, on Monday, December 22, 2014 at the BOE Conference Room, 3rd Floor Town Hall Annex, 5 Linsley Street, North Haven, CT.

Members Present: Goldie Adele, Michael Brandt, Miriam Brody, Lou Coppola, Sr., Gary Johns (committee chairman), Bruce Morris, David Mikos, Michelle Spader (committee secretary), Joseph Porto, Dyann Vissicchio (committee vice chairman)

Members Absent: Walter Nester, Jr.

Also Present: Kristine Carling, Jeff Donofrio, Edward J. Swinkoski, Phil Diana, Joe Costa of Perkins Eastman, Graham Curtis and Sean Laudati of DTC and Karrie Kratz of Gilbane.

Meeting called to order by Chairman Johns at 8:15 am.

MINUTES

After a brief discussion of the Minutes of the Special Meeting held on December 11, 2014, Mr. Morris moved their acceptance, seconded by Mr. Adele.

VOTE: All in favor.

After a brief discussion of the Minutes of the Special Meeting held on December 15, 2014, Mr. Morris moved their acceptance, seconded by Mr. Adele.

VOTE: All in favor.

A motion was then made by Mr. Morris to add the December 8, 2014 meeting minutes to the agenda. Seconded by, Mr. Mikos.

VOTE: All in favor.

After a brief discussion of the Minutes of the Regular Meeting held on December 8, 2014, Mr. Morris moved their acceptance, seconded by Mr. Mikos.

VOTE: All in favor.

OLD BUSINESS

Mr. Johns said that the Environmental Report from Langan looks very positive. Mr. Johns suggested that we have Langan come in to explain their findings. The Committee needs to make a decision on additional PCB testing and the portable classroom.

NEW BUSINESS

None.

CORRESPONDENCE

None.

UPDATE ON DESIGN PROGRESS

Mr. Costa went over the site plans for the bus loop. He presented the original site plan and the VE site plan. Committee members discussed in length the pros and cons of each site plan.

A motion was then made by Mr. Brandt to add to the agenda the vote on the bus loop. Seconded by, Mr. Morris.

VOTE: All in favor.

Mr. Mikos made a motion to reject the VE bus loop site plan.

VOTE:	Brandt – No	Brody – No	Adele – No	Spader – Yes
	Vissicchio – Yes	Morris – Yes	Coppola – Yes	Mikos – Yes
	Porto – Yes	Johns – Yes		

Mr. Costa said that a public hearing with Inlands Wetlands is scheduled for December 28th. He welcomed support from the Building Committee to attend this meeting.

Mr. Costa said that they have submitted the contract documents (50%-65%) to Gilbane for a revised estimate. We should receive their estimate by January 22nd. He also said that the PCT date with the State is scheduled for February 25th. The Building Committee will have to give Perkins Eastman permission to submit the drawings/specs to the State.

DISCUSSION AND VOTE ON USE OF A PROJECT LABOR AGREEMENT

Mr. Donofrio explained CT General Statute §31-56b regarding project labor agreements. As stated in the Statute the Town may require a project labor agreement for any project when such public entity has determined, on a project-by-project basis, that it is in the best interest of the Town to require such an agreement. Mr. Donofrio referenced a 2011 CT OLR Report concerning the pros and cons of PLAs and a CRS Report for Congress dated July 1, 2010, referenced in the OLR Report. The CRS Report indicates that much of the research on the effect of PLAs on construction costs is inconclusive. Several of the Committee members expressed their thoughts concerning whether a PLA would be in the best interest of the Town and the Project.

Mr. Porto asked Mr. Donofrio his opinion on whether the Town should require a PLA for the middle school. Mr. Donofrio explained that the PLA for the North Haven High School construction project was a significant tool for that particular project. It provided a large work force of experienced and skilled labor, the Building Trades assisted with the completion of the field house and baseball field and if there was a problem with a subcontractor, the New Haven Building Trades assisted in dealing with the subcontractor. Thus, Mr. Donofrio recommended the use of a PLA for this Project, subject to and conditioned upon the negotiation of terms and conditions acceptable to the Building Committee.

Mr. Porto then made a motion to utilize a Project Labor Agreement (PLA) for the middle school. Seconded by, Ms. Spader.

VOTE:	Brandt – Yes	Brody – No	Adele – Yes	Spader – Yes
	Vissicchio – Yes	Morris – Yes	Coppola – Yes	Mikos – Yes
	Porto – Yes	Johns – Yes		

There will be a Regular Meeting of the Building Committee on January 5, 2015 at 8:15 am.

There being no further business to come before the Committee, Mr. Morris moved to adjourn at 9:34 am, seconded by Mr. Coppola.

VOTE: All in favor.