



JOHN J. LOUIZOS  
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## City of Stamford

### BOARD OF FINANCE

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April 30, 2015

### REPORT OF A SPECIAL MEETING OF THE BOARD OF FINANCE

**Attendees:** Board of Finance Chairman John J. Louizos, Vice Chair Mary Lou Rinaldi, Members Gerald Bosak, Jr., Dudley N. Williams, Richard Freedman and Sal Gabriele. Also present were Chief of Staff Michael Pollard, Dir. Of Administration Michael Handler, Director of Legal Affairs Kathryn Emmett, City Engineer Lou Casolo, & Robinson & Cole Atty. Dennis Cavanaugh

Pursuant to Sec. 6-20-2 of the City of Stamford Charter, Chairman John J. Louizos and Vice-Chair Mary Lou Rinaldi called a special meeting of the Board of Finance on April 29, 2015 at 6:30 PM for the specific purpose of:

Chairman Louizos called the meeting to order at 6:42 PM.

### AGENDA

#### *Approval of Agreement*

<b>Item 1</b>	Request for Approval of Agreement between the City of Stamford & Jucunski Humes Architects, LLC for Architectural/Engineering Services for the new proposed Police Headquarters on Bedford Street.	<b>Approved</b>
	<b>Action Requested:</b> Approval of Agreement	<b>5-0-1</b>
	<b>Amount:</b> \$3.4M	<b>Motion</b>
	<b>Fund/Budget:</b>	<b>D. Williams</b>
	<b>Submitted by:</b> Michael Handler, Dir. of Administration/ Lou Casolo: City Engineer	<b>Second</b>
Video:00:01	Director of Legal Affairs Kathryn Emmett advised that the Law Department sought the services of outside counsel to draw up these Design/Bid agreements, and asked Robinson & Cole Attorney Cavanaugh to review the agreements. Director of Administration Handler asked for the Boards indulgence regarding the provision of the backup just prior to the meeting, noting that it could not be helped and time was of the essence for starting this project. Noting that the agreements were A.I.A., Standard Agreements between Owner & Architect, Chairman Louizos asked also that Mr. Cavanaugh review the peculiarities of these templates. Mr. Cavanaugh then reviewed the	<b>R. Freedman</b>

	<p>agreement for the new proposed Police Headquarters in some detail, noting that the City would be able to use this template again. He advised that the agreement spelled out the Architects responsibilities, the scope, defined additional services, noting that the insurance component was a big factor and adding that the City could terminate the agreement without being put in harm's way. He noted that there were 3 stages of the agreement, which could be recalibrated if costs changed. City Engineer Casolo reviewed the RFQ process, stating that designing Police Stations was Jucunski Hume's specialty, and that while they interviewed 5 firms, this firm came out on top. Chairman Louizos asked if Police Department personnel were involved, to which Mr. Casolo advised that both the Police Chief &amp; Deputy were part of the selection committee. Mr. Freedman asked where it was in the contract which clarified that the vendor would provide all the services the City needed to reach its final goal. While Mr. Casolo stated that the City would provide for an Architect Engineer, Mr. Cavanaugh stated that the entire RFQ was embedded in the agreement. Ms. Rinaldi asked about the status of the purchase contract for the Plotnick property as well as an agreement with the Stamford Historical Society regarding the Hoyt Barnum House. Mr. Handler said that relating to the former, the Board of Representatives was slated to vote on it shortly, and that he sent an M.O. U. to the Stamford Historical Society last Thursday, and expected to hear back on 4/30. In response to concerns expressed by members regarding the ability of outside interested parties halting the demolition of the Hoyt Barnum House, Mr. Handler acknowledged that they would need to work on finalizing an agreement. He emphasized that the Stamford Historical Society fully supported the movement of Hoyt Barnum, but it would take six months to accomplish, noting that the proposal was now for the City to purchase 713 Bedford, move it to 1508 High Ridge Road, and then lease the property to the Historical Society for a long term. Chairman Louizos asked for a motion to move the item, which was provided by Mr. Williams. Mr. Freedman provided the second to approve, and the agreement was approved by a vote of 5-0-1, with Stamford Historical Society Board Member Bosak abstaining. Vice Chair Rinaldi made the request that the Board be kept informed about any discussions with the Historical Society, which was agreed to by Mr. Handler.</p>	
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***Approval of Agreement***

<b>Item 2</b>	Request for Approval of Agreement between the City of Stamford & Perkins Eastman for Design Services for a New K-5 Inter-district Magnet School at 200 Strawberry Hill Avenue, Stamford, CT.	<b>Approved</b>
	<b>Action Requested:</b>	Approval of Agreement
	<b>Amount:</b>	\$2,986,120
	<b>Fund/Budget:</b>	Capital
	<b>Submitted by:</b>	Lou Casolo, City Engineer
	Video:00:47	This agreement was initially reviewed in draft form at the Board of
		<b>4-2-0</b>
		<b>Motion</b>
		<b>D. Williams</b>
		<b>Second</b>
		<b>R. Freedman</b>

Finance April 9 meeting. Mr. Pollard advised that it was his understanding that the Board had expressed concerns at that time relating to the question as to whether the State would approve the magnet funding, and he agreed to provide the repercussions of delaying this project by a year if the Board did not act to approve the item now. Regarding the former, Mr. Pollard stated that there was unanimous approval by the appropriations committee to move the capital funding forward to the full Senate for an early June vote, and that the co-chairs of the senate appropriations committee supported and agreed with the proposed language change. In response to a question from Mr. Williams, he clarified that the proposed language change was that this was not a new program, but an expansion of Rogers, and that he could not remember when a capital bill was passed by one part of the house and not the other. Mr. Handler added that it was incredibly unlikely that the City would receive the capital funding but not the operations funding as well. Mr. Bosak asked what the cost ramifications were if this should happen, & Mr. Freedman volunteered that operating costs were \$2M annually. Mr. Pollard stated that what they were asking for prior to the State's award was remediation work which must be done in any case, and also for preliminary design work which may cost \$150K and pointing to the BOE's 'Plan to Manage Elementary Enrollment in the 2016-17 School Year' indicating that should this agreement not be approved now, the City would incur \$1.5M in additional costs. Education Committee Chairman Williams stated that for the amount of money that was at risk, it would be foolish not to move forward. Fellow Education Committee Member Freedman, noting that he was also on the School Building Committee and that he reviewed the GANT charts, stated that this was a very tight period and remarked that despite being in this business himself, he did not think he could get all of the contracts' work completed by September, 2016. Mr. Gabriele stated that he was uncomfortable about voting on this without the state legislation being decided, adding that other schools could be expanded such as Davenport Ridge. Ms. Rinaldi stated that while she understood that it was clear that the City was footing the bill for a new Police Headquarters, despite the best intentions, the magnet school funding was still an uncertainty and the State was struggling. Chairman Louizos, noting that he refrained from saying anything prior to hearing form the Board's Education Committee, advised that when he was in Washington, he met with Federal Lobbyists, noting that there was an interaction of State & Federal personnel and that the City's priorities were being heard. Regarding the State's time frame, he recommended that the Board could be updated at any of its next several meetings on this issue. (Mr. Pollard volunteered that the June agenda would be most appropriate). On a motion by Mr. Williams, which was seconded by Mr. Freedman, the Board then agreed by a vote of 4-2-0, with

	Ms. Rinaldi & Mr. Bosak dissenting, to approve this agreement.	
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On a motion by Mr. Bosak, which was seconded by Mr. Gabriele, the Board then agreed by unanimous vote to adjourn the meeting at 8:10 PM.

[Lorraine C. Gilden](#)

Lorraine C. Gilden  
Clerk of the Board