

Town of New Fairfield
Board of Selectmen
4 Brush Hill Road
New Fairfield, CT 06812

MINUTES
Board of Selectmen Special Meeting
Friday, July 25, 2008
6:00 PM
High School Library

Members present:

John Hodge, First Selectman
Tom Corbett, Selectman
Ron Oliveri, Selectman

Other Town Officials Present:

Bob Rawlings, PBC Chairman
Bob Mattarazzo, PBC Member
John Fairchild, PBC Member
Louis Martirano, PBC Member

Call To Order First Selectman John Hodge called the meeting to order at 6:00 pm

Pledge of Allegiance

Discuss and vote on action on matters related to Senior Center Construction

First Selectman Hodge spoke of the status of the drawings for the Senior Center from Architect Robert Aldridge from the firm of Aldridge & Burns. Mr. Hodge noted that PBC Chairman Mr. Bob Rawlings noted that the drawings were complete but would not be released until a payment of \$2,000 was made by the town. There was a discussion of what was considered satisfactory completion of the documents and the interpretation of the contract with the architect.

MOTION: John Hodge made a motion to terminate the architectural firm of Aldridge & Burns effective immediately and demand that all drawings and disks, as well as the specification book be turned over to the Town of New Fairfield immediately. Ron Oliveri seconded the motion.

There was a discussion of the specification book and which drawings exists. Members of the Permanent Building Committee spoke of the project and the drawings.

MOTION: After much discussion Ron Oliveri called the question. John Hodge seconded the motion.

Vote to call question: 2-1-0 (Motion approved- Tom Corbett opposed)

Vote on motion: 2-1-0 (Motion approved- Tom Corbett opposed)

MOTION: John Hodge made a motion to authorize town counsel to take whatever necessary steps to recover all monies paid to the architectural firm of Aldridge & Burns. Ron Oliveri seconded the motion.

As part of the discussion for this motion, First Selectman Hodge gave a timeline regarding the architect for the Senior Center.

- Contract was signed on September 11, 2007 with an agreement to provide drawings and specifications within 45 days at a cost of \$30,000
- By January of 2008, we went to DECD with Elevations and a floor plan. Mr. Aldridge promised a complete set of documents to DECD by the last week in February.
- By late February he was promising a complete set of drawings by mid-March which eventually turned into the end of March.
- In late April DECD was concerned that the few drawings which had been presented to them were incomplete, lacked detail and they were not much further along then the drawings they saw in January.
- After the meeting in January, Mr. Aldridge, with the approval of the PBC designed a lower level to the Senior Center stating that it would only cost about \$70,000 more.
- Based upon the comments of DECD, our Grants Administrator and an outside architect who reviewed the few drawings, we had the BOS ask that Mr. Aldridge be removed from the project. The PBC refused. On May 9, 2008 Mr. Aldridge's insurance was cancelled.
- In order to deal with Mr. Aldridge's breach of contract, the BOS insisted that an amended contract be signed which would protect the town.
- The amendment was signed on June 3, 2008. It provided for specific timeline for delivery of the drawings as well as Mr. Aldridge reinstating his insurance.
- Mr. Aldridge refused to reinstate his insurance until compelled to by the town.
- In violation of the contract, Mr. Aldridge refused to deliver drawings to the town.
- Mr. Aldridge was supposed to deliver drawings to the town on June 13, June 20 and June 27th. He did not meet those deadlines. To date, many of those drawings have still not been delivered to the town.
- All documents and bid specs were supposed to be delivered to the town no later than July 22, 2008. This has still not occurred.
- Mr. Aldridge missed 100% of all deadlines and a preliminary look at the partial drawings by the town's consultant revealed 3 ½ pages of notes including numerous code compliance issues.
- At the July 23rd meeting of the PBC, all members present conceded that the building as designed, even though they didn't have any drawings on hand, would not come in on budget and that the size of the building would have to be reduced.
- Without drawings, the cost estimator can not estimate and the consultant cannot review the final drawings.

- Mr. Rawlings stated that if there is a redesign, Architect Bob Aldridge should do it.
- Mr. Aldridge took ten months to do a 45 day project and doubled his fee in the process.

Members of the Permanent Building Committee spoke of the status of the drawings. First Selectman Hodge noted that he would reconsider the termination if Mr. Aldridge turns in the drawings as per the contract if the drawings were sufficient and adequate.

After much discussion, John Hodge called the question. Ron Oliveri seconded the motion.

Vote to call question: 2-1-0 (Motion approved- Tom Corbett opposed)

Vote on motion: 2-1-0 (Motion approved- Tom Corbett opposed)

MOTION: John Hodge made a motion that the Board of Selectman due to timely issues inadequate and incomplete Senior Center drawings and failure to enforce the contract with the Architectural firm of Aldridge & Burns relating to the Senior Center project hereby express a vote of no confidence in the Permanent Building Committee. Further, there will be a Board of Selectman meeting on Tuesday, July 29, 2008 at 7:30pm in the High School library where Permanent Building Committee members can show cause as to why the entire Permanent Building Committee should not be dismissed. Ron Oliveri seconded the motion.

Vote: 2-1-0 (Motion approved- Tom Corbett opposed)

Adjournment

Ron Oliveri made a motion to adjourn the meeting at 6:49 pm. John Hodge seconded the motion.

Vote: 3-0-0 (Motion approved)