



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR ROY ZARTARIAN

NEWINGTON TOWN COUNCIL

*****Helen Nelson Room (Main Level)*** – Town Hall
131 Cedar Street**

SPECIAL MEETING AGENDA NEWINGTON TOWN COUNCIL

**February 16, 2017
6:00 p.m.**

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- I. PLEDGE OF ALLEGIANCE
 - II. ROLL CALL
 - III. APPROVAL OF AGENDA
 - IV. PUBLIC PARTICIPATION – ON AGENDA (3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)
 - V. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION
 - VI. CONSIDERATION OF OLD BUSINESS
 - A. Town Hall Construction Manager
 - B. Collective Bargaining Agreement
 - VII. PUBLIC PARTICIPATION – ON AGENDA (3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)
 - VIII. REMARKS BY COUNCILORS
 - IX. ADJOURNMENT



Tanya D. Lane
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OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Town Manager)

Date: February 15, 2017

Re: Town Hall Construction Manager

At its February 14, 2017 meeting the Town Council discussed the Town Hall Renovation Project Building Committee's recommendation to appoint Downes Construction Company of New Britain as the Construction Manager at Risk for the Town Hall renovations project. The Council concurred by consensus to place this item on the Special Meeting agenda of February 16 for consideration.

Attach.



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OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Tanya Lane, Town Manager
From: Jeff Baron, Director of Administrative Services
Date: February 10, 2017
Re: Town Hall Construction Manager

The Town Hall Renovations Project Building Committee met on February 1st and again on February 8th to consider respondents for the Construction Manager at Risk appointment for their project. Following consideration of the Qualifications Statements and interviews of the most qualified firms, the Committee voted unanimously to recommend to the Town Council that Downes Construction Company of New Britain be retained. Downes has served as the Construction Manager for the Lavery Law Enforcement Center, has a strong presence in the area, and has a history of using many Newington companies as either subcontractors or suppliers. Their fee proposal was the lowest of the finalists. Downes was also the Construction Manager at Risk for the earlier Town Hall proposed projects, but was not involved in the effort to achieve referendum passage. The Project Building Committee is recommending a Construction Manager at Risk in order to receive a Guaranteed Maximum Price for the project after bids have been received. The process used to select the Construction Manager was the same one used by the Committee to select a Project Architect. The Project Architect was present to provide technical advice to the Committee during the Construction Manager selection process.

A recommendation from the Project Architect, Quisenberry Arcari Architects, on whether construction of a new Town Hall or renovation of the existing building would be the preferred option, is expected in the very near future. The Committee considers it important that the Construction Manager be on board once that recommendation has been made to work with the Project Architect on the option that is selected from the inception of design. The Committee requests that their recommendation be forwarded to the Town Council for their consideration, and that the Town Council expedite their consideration in order to vote on this appointment in a timely manner. A representative of Downes Construction has been invited to attend the Town meeting on February 14th to answer any questions the Town Council may have.

AGENDA ITEM: VI.A.

DATE: 2-16-17

RESOLUTION NO.: _____

RESOLVED:

That the Newington Town Council, upon the recommendation of the Town Hall Renovations Project Building Committee; hereby authorizes the Town Manager to enter into an agreement with Downes Construction Company of New Britain CT to provide construction management at risk services for the Town Hall Renovations Project.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



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OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Town Manager)

Date: February 15, 2017

Re: Collective Bargaining

As discussed at the February 14, 2017 Town Council meeting, the AFSCME Local 2930 contract was ratified by the AFSCME membership on February 4, 2017. The Council discussed the agreement in Executive Session and then introduced the item under New Business at the February 14 meeting. The Council agreed by consensus to place this item on the February 16 Town Council Special Meeting agenda for consideration to approve the agreement.

Attach.

AGENDA ITEM: VI.B.

DATE: 2-16-17

RESOLUTION NO.: _____

WHEREAS, AFSCME Local 2930 membership ratified the proposed FY _____ through FY _____ labor contract on February 4, 2017; and

WHEREAS, after said ratification by the membership the proposed contract would be considered for Town Council approval;

NOW THEREFORE BE IT RESOLVED, that the Newington Town Council hereby approves the proposed AFSCME Local 2930 contract for the period of _____ through _____ and authorizes the Town Manager to execute said contract on behalf of the Town.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____