MEMBERS PRESENT:
PETER WELTI - CHAIRMAN, RONALD STOMBERG, THOMAS ADAMS, GARY MAGNUSON - VICE CHAIRMAN, GARY FELDMAN, SEAN KELLY, GARY BLANCHETTE, PATRICK STAVENS

MEMBERS ABSENT:
DALE GERBER, KATHERINE HEMINWAY, JEFF OLENDER, JAMES FAY, TIMOTHY WEBB

OTHERS PRESENT:
TIFFANY PIGNATARO, FINANCE OFFICER/TREASURER, BRIAN GREENLEAF, DIRECTOR OF FINANCE AND OPERATIONS

1. CALL TO ORDER
   Chairman Peter Welti called the meeting to order at 6:15 PM.

2. CITIZEN’S FORUM (NON-AGENDA ITEMS): None

3. APPROVAL OF MINUTES OF APRIL 19TH, 2022 MEETING
   MOVED (KELLY), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE MAY 19, 2022 SPECIAL MEETING.

4. NEW BUSINESS
   The Committee welcomed Patrick Stavens. Kathy Heminway and Jeff Olender will be stepping down. Patrick Stavens provided his background.

   A. ELECTION OF OFFICERS
   MOVED (KELLY), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ELECT PETER WELTI AS CHAIRMAN.

   MOVED (FELDMAN), SECONDED (KELLY) AND PASSED UNANIMOUSLY TO ELECT GARY MAGNUSON AS VICE CHAIRMAN.
B. Executive Session

i. Discussion of a matter which would result in the disclosure of public records or the information contained therein described in Connecticut General Statutes section1-2. 0(b)

MOVED (KELLY), SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO GO INTO EXECUTIVE SESSION.

MOVED (KELLY), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO COME OUT OF EXECUTIVE SESSION.

C. Discussion of Construction Manager at Risk

Peter Welti led discussions of general contractor (GC) vs construction manager (CM) at risk. P. Welti noted that he had discussed this with connections/individuals he knows and noted that GC would not bid on the scope of this project. GC would not be in running for a project this size.

Brian Greenleaf does not have much to add regarding a project this size and complexity in debate of CM at risk vs GC. B. Greenleaf reiterated his position on CM and the benefits of CM at risk as discussed during previous meeting.

Gary Magnuson noted that one interviewee talked about the possibility of GC, but as discussion progressed CM at risk came more to the forefront.

D. Discussion of Architect Request for Proposal

B. Greenleaf discussed the RFP; he is looking for the PBC to give approval to move forward so that bids can be obtained by end of August, with interviews occurring mid-month, the week of the 11th. This would allow for architect to be formally appointed in September 2022.

Gary Magnuson asked a question regarding a section of the contract and the amount listed; he wanted to ensure that this was the correct number based on the referendum. G. Magnuson stated that this should be changed to reflect the total contract budget. B. Greenleaf will review and change this section if needed.

P. Welti asked if there were questions regarding the timeline or process.

Jeff Wyszynski, Principal/COO at Tecton Architects, noted that Eddie Widofsky has worked with the community previously and Jeff W. is here on his behalf; he is looking forward to pursuing the project.

G. Magnuson inquired if it would be prudent to develop another subcommittee and/or inquired of others’ schedules as September can be a busy month. P. Welti noted that there is a meeting on August 9 where members’ availability can be discussed.

P. Welti asked if interviews have been occurring in person or virtual given the current state of the environment (COVID-19). J. Wyszynski noted that more recently interviews are in person. P. Welti noted that in person would be preferred. G. Magnuson stated that if we require the interviews to be in person to have the attorney put this requirement in the RFP. P. Welti also asked if there would be a walkthrough of the building as well as part of the interview process. B. Greenleaf will follow up with this.

B. Greenleaf stated that all elements in design will be in one contract so that the responsibility lies with the architect.
T. Adams asked if a motion was needed to approve the handout. B. Greenleaf stated that he is seeking PBC approval to move it forward.

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO ACCEPT THE HANDOUT WITH THE CHANGES NOTED.


B. Greenleaf and Tiffany Pignataro will reach out to them with notice to proceed while contract is finalized.

P. Welti noted that B. Greenleaf will continue to work on proposals for contact manager. P. Welti requested that the August PCB meeting be held at Windermere. P. Welti noted that the agenda will need to reflect meeting will be at Windermere. G. Magnuson wanted to add an agenda item to include a walkthrough, either before or after the PCB meeting.

G. Magnuson thanked Brian and Tiffany for the work they have done on this project.

5. Old Business

No old business was discussed.

6. Adjournment

MOVED (KELLY), SECONDED (GERBER) AND PASSED UNANIMOUSLY TO ADJOURN THE PERMANENT BUILDING COMMITTEE MEETING AT 7:19 P.M.

Submitted by: [Signature]
Christina Shackford
Recording Secretary