

TOWN COUNCIL MEETING
September 7, 2006

A special meeting of the Jamestown Town Council was called to order at the Jamestown Town Hall, 93 Narragansett Avenue at 6:00 PM by Council President David J. Long. The following members were present:

Julio J. DiGiando, Vice President
William A. Kelly (arrived at 6:08 PM)
Michael Schnack
Barbara A. Szepatowski (arrived at 6:35 PM)

also present was:

Bruce R. Keiser, Town Administrator
Arlene D. Petit, Town Clerk
A. Lauriston Parks, Town Solicitor
Lisa Bryer, Town Planner

NEW BUSINESS

1) Award of Bids

- a) A resolution to award a construction contract to Pezzucco Construction, Inc. of Providence, RI for a new Town Hall building, renovation of the existing historic Town Hall structure, and related site improvements in an amount not to exceed the sum of \$3,000,000.00 (Three Million and no/100 Dollars). Said Town Hall construction project shall be performed in accordance with the design and specifications by William Burgin Architects as approved by the Town of Jamestown Town Council.

The Town Administrator informed the Council that after adjustments to the specifications for the new Town Hall, the bid has come in at \$2,961,111.00. Areas for cost savings were: adjustment to the foundation allowing for a basement exit, change in location of the Jamestown Historical Society vault, windows changed from Anderson to equivalent, HVAC system modifications, use of in-house staff when applicable. In addition, Mr. Keiser noted that there has been a commitment of the donation for the cupola.

Councilor William Kelly arrived at 6:08 PM and asked that the Town Administrator review the specifics already presented to the Council.

The Council discussed their concerns with the lack of any contingency funding for the project. The Town Administrator explained that the contractor is confident that the cost of the construction will not exceed the pricing. Mr. Keiser stated that, barring any unusual circumstances, he would expect groundbreaking to occur within the next three weeks.

It was moved by Councilor DiGiando, seconded by Councilor Schnack to award the bid for the construction contract to Pezzucco Construction, Inc. of Providence, RI for a new Town Hall building, renovation of the existing historic Town Hall structure, and related site improvements

in an amount not to exceed the sum of \$3,000,000.00. Said Town Hall construction project shall be performed in accordance with the design and specifications by William Burgin Architects as approved by the Town of Jamestown Town Council.

It was moved by Councilor DiGiando, seconded by Council President Long to amend the motion to award the bid for the construction contract to Pezzucco Construction, Inc. of Providence, RI for a new Town Hall building, renovation of the existing historic Town Hall structure, and related site improvements in an amount not to exceed the sum of \$2,961,111.00. Said Town Hall construction project shall be performed in accordance with the design and specifications by William Burgin Architects as approved by the Town of Jamestown Town Council. It was voted with four in favor, Councilor Szepatowski being absent.

- b) An award of bid to Jack's Electric of Jamestown, RI in an amount not to exceed \$16,252 (sixteen thousand two hundred and fifty-two and no/100 dollars) for the installation of an emergency generator at the Melrose School.

The Town Administrator informed the Council that of the five responses to the request for proposals for the installation of the emergency generator at the Melrose Avenue School. Jack's Electric was the second lowest bidder and the only on-island bid. Mr. Keiser strongly recommended awarding the bid to an on-island company because of the nature of the services required in the event of a hurricane emergency or other disaster. In addition, Mr. Keiser explained the need to move the project along quickly due to the fact that we are in the middle of the hurricane season and that he would like to see the emergency shelter at the Melrose Avenue School up and running.

The Council discussed the possibility of the School sharing in the cost of the installation because it would alleviate the need to close the school due to a power failure. The Town Administrator informed the Council that he spoke to the School Superintendent and was told that the school would not be kept open for classes in the event of a power failure or emergency and as such, funding for the installation of the emergency generator was not anticipated.

It was moved by Councilor Schnack, seconded by Councilor DiGiando to award the bid to Jack's Electric of Jamestown, RI in an amount not to exceed \$16,252.00 for the installation of an emergency generator at the Melrose School. It was voted four in favor, with Councilor Szepatowski being absent.

EXECUTIVE SESSION

It was moved by Councilor Schnack, seconded by Councilor DiGiando to enter into executive session at 6:26 PM pursuant to RIGL 42-46-5(a) (2) to discuss litigation and RIGL 42-46-5(a) (5) to discuss real estate. It was voted Councilor DiGiando, aye; Councilor Kelly, aye; Councilor Schnack, aye; Council President Long, aye with Councilor Szepatowski being absent. The motion passed with four in favor.

- 1) Pursuant to RIGL 42-46-5 (a) (2) Litigation
- 2) Pursuant to RIGL 42-46-5 (a) (5) Real Estate

Upon the return of the Council from executive session at 8:25 PM, it was moved by Councilor Schnack, seconded by Council President Long to seal the minutes of the executive session from the public. It was voted, Councilor DiGiando, aye; Councilor Kelly, aye; Councilor Schnack, aye; Councilor Szepatowski, aye; Council President Long, aye.

There being no further business before the Council, it was moved by Councilor Schnack, seconded by Council President Long to adjourn the meeting at 8:30 PM. So unanimously voted.

Attest:

Arlene D. Petit
Town Clerk

c: Town Council Members (5)
Town Administrator
Town Solicitor
Administrative Circulation