



Operations Committee - Board of Representatives

Jonathan Jacobson, Chair John Zelinsky, Jr., Vice Chair

Committee Report

Date: Tuesday, May 26, 2020
Time: 6:30 p.m.
Place: Meeting held remotely.

The Operations Committee met as indicated above. In attendance were Chair Jacobson and Vice Chair Zelinsky and Committee Member Reps. Adams, Coleman, Curtis, Jacobson, Lee, Mahoney, Sherwood and Watkins. Also present were Fiscal Committee Chair Di Costanzo, Vice Chair Miller and Fiscal Committee Member Reps. Coleman, McMullen and Morson; Rep. Stella; Lou Casolo, City Engineer; Mark McGrath, Director of Operations; Jeff Pardo, City Construction Manager; and Chris Dellaselva, Law Department.

Chair Jacobson called the meeting to order at 6:35 p.m.

Item No.	Description	Committee Action
1. O30.071	APPROVAL; BL-Stamford Contract for RFP 790 Architectural and Engineering Services for the Abatement and Demolition of the Existing Police Station. 04/21/20 – Submitted by Mayor Martin 05/14/20 – To be considered by Board of Finance <i>As a Secondary Committee: Fiscal – Approved 3-2-0</i>	Failed 2-7-0

Mr. Casolo explained that this is a proposed contract with BL Companies for engineering consulting services. He noted that the Board has already approved the demolition of the old police headquarters by Resolution 3941, approved 4/1/2019. Mr. Casolo then reviewed the [power point presentation](#) with the Committee.

Committee members discussed this item with Mr. Casolo and Mr. Dellaselva. Items discussed included:

- The contractor will identify where hazardous materials are located and specify how they will be removed and what has to be demolished
- The building has asbestos, lead in the piping and asbestos in the exterior panels
- The building is unoccupied, but there is a risk someone could get in and cause a release or a pipe could burst
- The risk of contaminant release would be mitigated through containment design, engineering controls and the tools that are used; laws re: abatement need to be complied with; there will be a project monitor present
- If nothing is done, the building will become an eyesore
- The building has been used for training, but the Board of Finance has required that this cease

- There is a total of \$4.3 million remaining in the capital account for the Police Station. This money could be reallocated to other capital projects
- The environmental condition of the building may not have been considered in the assessment
- There are currently no plans for the use of the land after the demolition
- If the funds were reallocated, it might result in less borrowing in July or to pay down bonds
- The utility costs are based on the monthly average since the building was vacated.
- It would be very complicated to shut off the water in a very large building, there may be valves above the dropped ceiling, which has asbestos
- This might be a good time to get a lower construction cost
- The demolition will require running water and electricity
- The amount of abatement to be done is vast
- Could the building be sold after the abatement or as is?
- The Law Department would have to determine how the contractor would be paid if the actual demolition did not go forward
- If the demolition contract were a bid contract, it would not require Board approval
- The cost of abatement to reuse the building would be much higher
- State law precludes transferring money from the capital budget to the operating budget
- Is there a risk of people breaking into the building
- This is not approval of the \$3M demolition; that was already approved; this is a vote on \$135,000
- It would not be easy to reconfigure this building into an office building
- Once the abatement is finished, this project may produce more income for the City
- The City should finish projects that are started
- This won't be less expensive in five years

A motion to approve this item was made, seconded and failed by a vote of 2-7-0 (Reps. Jacobson and Watkins in favor; Reps. Zelinsky, Adams, Coleman, Curtis, Lee, Mahoney and Sherwood opposed).

The Fiscal Committee vote to approve this item by a vote of 3-2-0 (Reps. Di Costanzo, Miller, and Morson in favor; Reps. Coleman and McMullen opposed).

Chair Jacobson adjourned the meeting at 9:08 p.m.

Respectfully submitted,
Jonathan Jacobson, Chair

This meeting is on [video](#)