**MINUTES**

**TOWN OF LEBANON CT**

**Jonathan Trumbull Library Building Committee**

**Special Meeting**

**Thursday March 11, 2021 – 7 PM**

**TELECONFERENCE BY ZOOM**

Members present: Jim Russo (Chairman), Maggie McCaw, Lisa Matson, Vincent Shea, Julie Culp, Berkeley Nowosad, Chris Darrow, Cathe McCall

Others present: Matt Earls (Library Director)

1.0 Call to Order

The meeting was called to order by Chairman Russo at 7:01.

2.0 Consider and act upon the Minutes from February 25, 2021 Special Meeting.

Maggie moved, Julie 2nd Discussion: none

Passed 8-0-0.

3.0 Correspondence:

3.1 Board of Selectman: None

4.0 General Contractor Bids

4.1 Discuss Comments from J A Rosa and W J Mountford Interviews.

1. Chairman, Vice-chairman and Jacunski Humes interviewed the two firms and their intended project managers.
2. Rosa only left out 3 Sub-Contractors. Listed Sub-Contractors are solid. Rosa did confirm that they will undertake the site work too.
3. The Designated Superintendent has been superintendent for 7 years.
4. The Project Manager has 1.5 years’ experience and 25 years in property management. Mr. Rosa oversees all projects.
5. The library grant contract requires us to award the low bidder or have a good reason not to. Rosa’s bid was complete and responsive bid. W J Mountford has more library experience, but Rosa is the qualified, responsible and the lowest bid. The architects also recommend JA Rosa’s contractors per letter addressed to our Committee.

4.2 Consider and Act Upon award of General Contractor Services.

Motion to recommend the J A Rosa Construction LLC to the Board of Selectman by Vin Shea. 2nd by Berkeley. Motion passed 7-1-0.

5.0 Library Relocation Bids

5.1 Review Bid Results of Proposals dated March 8, 2021.

1. W B Myer Inc. price is lowest and responsible. The chairman recommends that we accept this bid proposal. Additionally, the proposal is good for 90 days past March 8th.
2. Jim will return the bid bond certified checks to the other two firms.

5.2 Consider and Act Upon award of Library Relocation Contractor.

Motion to recommend W B Myer Inc. for the Library relocation Contract to the Selectmen by Maggie. 2nd by Vin. Motion passed. 8-0-0.

6.0 Old Business:

6.1 Status Archeological Survey.

1. A good portion of the field north of Library Parking Lot has been disturbed several years ago so there is minimal if any archeological significance.

6.2 Status of Formal Approval from SHPO and State of CT Attorney General Office related to Parking Scheme.

1. Discussions ongoing with Sate Agencies.
	1. Status of Site Development Drawings.

a) Design revision of possibly combining the septic systems of the library and the church and routing the gray water to new Septic Fields across 207 to the Town Hall parcel. Still in Negotiations with DOT/Uncas Health/AG Office.

6.4 Status of Request for Proposals related to Material Testing Services & Owners Project Manager.

1. The chairman has a rough draft of both, but initiating pubic bidding now would be premature.

7.0 Review and Approval of Invoices

7.1#21051 Jacunski Humes Architects LLC in the amount of $7,750.00. Reflects the 100% completion for the Bidding Phase of their Contract.

 Motion by Maggie, 2nd by Julie. Motion Passed 7-1-0.

7.2 #2020-6-5 J. R. Russo LLC in the amount of $357.28. Reproduction Costs of Drawings for Review by Building Dept. and Fire Marshalls Office.

 Motion by Maggie, 2nd by Julie.

 Motion Passed 7-0-1.

8.0 Public Comment

Matt questioned if 8 handicapped spaces are required for the Temporary Relocated Library at the Community Center. Matt is going to review with Town Officials prior to reopening.

Next meeting is Wed. March 24.

9.0 Adjournment

Motion to adjourn by Julie 2nd by Maggie. 7-1-0.

Respectfully Submitted

Lisa Matson, Secretary