

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema

DATE: March 25, 2020

SUBJECT: Approval of furniture purchase for the McGee Blast Classroom

Summary of Agenda Item:

The Blast classroom renovation at McGee Middle School has been completed and the classroom is being utilized for the program. The final part of the project is to build out the room with the necessary furniture required for the program. The Board of Education has designed the furniture layout and chosen furniture from RED THREAD, utilizing State of Connecticut contract No. 15PSX0041-Steelcase & No. 16PSX0190-Fleetwood in the amount of \$14,238.20. Funding is available in the Unexpended Education Funds Account 500.35.3561.0.54000.01733.

Action Needed:

Move to approve the purchase of furniture for the McGee Blast Classroom from RED THREAD in the amount of \$14,238.20 utilizing State of Connecticut contracts No. 15PSX0041-Steelcase and No.16PSX0190-Fleetwood.

Attachments:

Certificate of Sufficiency of Funds
RED THREAD Quotation

Prepared By:

Douglas Solek, Director of Facilities





TOWN OF BERLIN

CERTIFICATION OF SUFFICIENCY OF FUNDS

(Sec. 6-10-2 of the Town Charter)

DATE 27-Mar-20

Purchase Item or Contract: Schools		Requested by: Doug Solek	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1	BLAST classroom furniture	\$14,238.20	\$14,238.20
TOTAL			\$14,238.20

Account No. **500.35.3561.0.54000.01733**

Budgeted Amount.....	\$380,068.59	Available balance.....	\$59,308.85
Encumbrances to Date.....	\$8,871.45	Amount Needed for This Package.....	\$14,238.20
Expenditures to Date.....	\$311,888.29	Available Balance After Purchase.....	\$45,070.65

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☐ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:

[Signature]
Finance Director or Assist. Finance Director

☐ I certify that a budget change in the amount of \$ _____ must be processed concurrently with this certification to support this commitment.

Finance Director or Assist. Finance Director



Quotation

860.528.9981
www.red-thread.com

Page 1 / 10

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Quote To

Town of Berlin
240 Kensington Rd
Berlin CT 06037-2655

Ship To

Cynthia Martin
Town of Berlin
240 Kensington Rd
Berlin CT 06037-2655

Phone +1 (860) 828-7000

Terms NET 30 DAYS

Phone +1 (860) 828-6581

Sales Location E.Hartford -Furniture/Services

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
<p>Pricing per CT State Contract – #15PSX0041-Steelcase, #16PSX0190- Fleetwood, Smith System</p> <p>Schedule C - Delivered and Installed</p> <p>Sales Contact: Mary Sauvageau Cell Ph: (860)810-2835 msauvageau@red-thread.com</p> <p>Red Thread 300 East River Drive East Hartford, CT 06108</p>				
BEG 1	Subsection 10	Blast Classroom Furniture IN-W8308C FLEETWOOD Wedge Desk, Unitized Frame, Round Legs, 3/4"thick worksurface, Adjustable Height Levelers 30w 24-32h 24d Finish Grade Selection 1 Grade 1 Fusion Maple Worksurface Color Selection Paint Color SL Silver	378.10	3,781.00

This quotation is subject to Red Thread's standard terms and conditions which are available to the accepting party upon request.

Accepted by: _____ Title: _____ Date: _____



Quotation

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Page 2 / 10
(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
2	Tag For	Blast Classroom Furniture 30x24		
	1	SMINC04104 SMITH SYST Interchange; Table-Activity, 24D x 90W Worksurface Finish: Smith System Laminate 790960 - FUSION MAPLE LAMINATE Edge Type: D - 1 1/4" Top w/ 4mm T-Mold Edge Finish: Smith System T-Mold BLU - BLUEBERRY Frame Finish: Smith System Paint PLT - Platinum	506.60	506.60
3	Tag For	Blast Classroom Furniture 24/90		
	2	SMINC04108 SMITH SYST Interchange; Table-Activity, 30D x 72W Worksurface Finish: Smith System Laminate 790960 - FUSION MAPLE LAMINATE Edge Type: D - 1 1/4" Top w/ 4mm T-Mold Edge Finish: Smith System T-Mold BLU - BLUEBERRY Frame Finish: Smith System Paint PLT - Platinum	510.85	1,021.70
4	Tag For	Blast Classroom Furniture 30/72		
	3	SMINC17577 SMITH SYST Interchange; 3 inch dual wheel casters-Pack of 4, Locking, Colorful Caster Finish: Smith System Plastic PLATINUM - Platinum	81.60	244.80
5	Tag For	Blast Classroom Furniture		
	2	SMFLV11847 SMITH SYST Flavors; Stack chair, B shell, 14H Shell Finish: Smith System Plastic BLUEBERRY - Blueberry Frame Finish: Smith System Chrome CHR - Chrome Glides: Standard Nylon Base Glide	85.85	171.70
6	Tag For	Blast Classroom Furniture SMFLV11847		
	6	SMFLV11848 SMITH SYST	89.25	535.50

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Quotation

860.528.9981
www.red-thread.comPage 3 / 10
(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
7	10	Flavors; Stack chair, B shell, 16H Shell Finish: Smith System Plastic BLUBERRY - Blueberry Frame Finish: Smith System Chrome CHR - Chrome Glides: Standard Nylon Base Glide Tag For Blast Classroom Furniture SMFLV11848 SMFLV11849 SMITH SYST	101.15	1,011.50
8	3	Flavors; Stack chair, A shell, 18H Shell Finish: Smith System Plastic BLUBERRY - Blueberry Frame Finish: Smith System Chrome CHR - Chrome Glides: Standard Nylon Base Glide Tag For Blast Classroom Furniture SMFLV11849 SMFLV11889 SMITH SYST Flavors; Stool-Fixed height, A shell, 24H Shell Finish: Smith System Plastic PRSNBLUE - Persian Blue Frame Finish: Smith System Chrome CHR - Chrome Glides: Standard Nylon Base Glide Tag For Blast Classroom Furniture SMFLV11889	130.90	392.70
Subsection Sub Total				7,665.50
Subsection Total				7,665.50
END	Subsection			
BEG	Subsection	Lounge		
9	1	TS4WLNGE STEELCASE Table-Occasional, 22D x 30W x 25 1/2H PAINT :4799 PLATINUM METALLIC TOP-SURF:2L09 CLEAR MAPLE (LPL) Tag For Lounge 22/30	310.44	310.44

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860.528.9981
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Page 4 / 10
(cont'd)

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761137	02/28/20		TOW014	Sauvageau, Mary	76091

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
10	1	TS3HLM STEELCASE Campfire; Seating-Half lounge, Multiple fabric BACK :5ES4 SPROUT SEAT :5ES5 BLUE MINT Tag For Lounge HL-M	893.36	893.36
11	2	TS31408 STEELCASE Jenny; Chair-Lounge, Wood arms ARMS :3522 FC/OP CLEAR MAPLE UPHSTRY:5ES5 BLUE MINT OPTIONS ** OPTIONS ** LEG OPT *OPT:LEG OPTIONS ALUMINUM ALUMINUM LEGS Tag For Lounge JENNY	912.08	1,824.16
Subsection Sub Total				3,027.96
Subsection Total				3,027.96
END	Subsection			
BEG	Subsection	Systems		
12	1	TS772THF STEELCASE Frame, Horizontal package, Thin, 72W BASIC :7243 SEAGULL OPTIONS ** OPTIONS ** TC OPT *OPT:TOP CAP OPTIONS STD CAP STD:Std Top Cap CABLEOPT *OPT:CABLE TRAY OPTION CBL TRAY CABLE TRAY BASE OPT *OPT:BASE TRIM OPTIONS KO BOTH STD:KNOCKOUT BASE BOTH SIDES TRAY OPT *OPT:BASE TRAY OPTION NO TRAY NO BASE TRAY Tag For Systems 72/66	94.94	94.94
13	1	TS760THF STEELCASE Frame, Horizontal package, Thin, 60W	68.62	68.62

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Quotation

860.528.9981
www.red-thread.comPage 5 / 10
(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
14	1	<p>BASIC :7243 SEAGULL OPTIONS ** OPTIONS ** TC OPT *OPT:TOP CAP OPTIONS STD CAP STD:Std Top Cap CABLEOPT *OPT:CABLE TRAY OPTION CBL TRAY CABLE TRAY BASE OPT *OPT:BASE TRIM OPTIONS KO BOTH STD:KNOCKOUT BASE BOTH SIDES TRAY OPT *OPT:BASE TRAY OPTION NO TRAY NO BASE TRAY</p> <p>Tag For Systems 60/66</p> <p>TS748THF STEELCASE Frame, Horizontal package, Thin, 48W BASIC :7243 SEAGULL OPTIONS ** OPTIONS ** TC OPT *OPT:TOP CAP OPTIONS STD CAP STD:Std Top Cap CABLEOPT *OPT:CABLE TRAY OPTION CBL TRAY CABLE TRAY BASE OPT *OPT:BASE TRIM OPTIONS KO BOTH STD:KNOCKOUT BASE BOTH SIDES TRAY OPT *OPT:BASE TRAY OPTION NO TRAY NO BASE TRAY</p> <p>Tag For Systems 48/66</p>	54.05	54.05
15	4	<p>TS730THF STEELCASE Frame-Horizontal package, Thin, 30W BASIC :7243 SEAGULL OPTIONS ** OPTIONS ** TC OPT *OPT:TOP CAP OPTIONS STD CAP STD:Std Top Cap CABLEOPT *OPT:CABLE TRAY OPTION CBL TRAY CABLE TRAY BASE OPT *OPT:BASE TRIM OPTIONS KO BOTH STD:KNOCKOUT BASE BOTH SIDES TRAY OPT *OPT:BASE TRAY OPTION NO TRAY NO BASE TRAY</p>	42.30	169.20

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Quotation

860.528.9981
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Page 6 / 10
(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
16	3	Tag For Systems 30/66 TS766WPJ STEELCASE Junction-Wall start, 66H	105.75	317.25
17	4	Tag For Systems WS66 TS766TEPJ STEELCASE Junction-End of run, Thin, 66H OPTIONS ** OPTIONS ** TRIM *OPT:TRIM PACKAGE PAINT PAINTED TRIM PKG UPRIGHT UPRIGHT TEXT PNT *UPRIGHT:TEXTURED PAINT 7243 SEAGULL	50.76	203.04
18	1	Tag For Systems E66 TS766TTPJ STEELCASE Junction-T, Thin, 66H OPTIONS ** OPTIONS ** TRIM *OPT:TRIM PACKAGE PAINT PAINTED TRIM PKG UPRIGHT UPRIGHT TEXT PNT *UPRIGHT:TEXTURED PAINT 7243 SEAGULL	78.96	78.96
19	2	Tag For Systems T66 TS766TLPJ STEELCASE Junction-L, Thin, 66H OPTIONS ** OPTIONS ** TRIM *OPT:TRIM PACKAGE PAINT PAINTED TRIM PKG UPRIGHT UPRIGHT TEXT PNT *UPRIGHT:TEXTURED PAINT 7243 SEAGULL	78.96	157.92
		Tag For Systems		

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Quotation

860.528.9981
www.red-thread.comPage 7 / 10
(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
20	2	L66 TS72472HS STEELCASE Panel skin-Hard surface, 24H x 72W SURFACE :4242 MILK SMOOTH OPTIONS ** OPTIONS ** SURF OPT *OPT:SURFACE OPTIONS PLAINSTL STD:PLAIN STEEL SURFACE Tag For Systems	86.01	172.02
21	2	TS72460HS STEELCASE Panel skin-Hard surface, 24H x 60W SURFACE :4242 MILK SMOOTH OPTIONS ** OPTIONS ** SURF OPT *OPT:SURFACE OPTIONS PLAINSTL STD:PLAIN STEEL SURFACE Tag For Systems	77.08	154.16
22	2	TS72448HS STEELCASE Panel skin-Hard surface, 24H x 48W SURFACE :4242 MILK SMOOTH OPTIONS ** OPTIONS ** SURF OPT *OPT:SURFACE OPTIONS PLAINSTL STD:PLAIN STEEL SURFACE Tag For Systems	66.74	133.48
23	8	TS72430HS STEELCASE Panel skin-Hard surface, 24H x 30W SURFACE :4242 MILK SMOOTH OPTIONS ** OPTIONS ** SURF OPT *OPT:SURFACE OPTIONS PLAINSTL STD:PLAIN STEEL SURFACE Tag For Systems	55.93	447.44
24	2	TS73672TK STEELCASE Panel skin-Tackable acoustical, 36H x 72W SURFACE :P531 SILVER OPTIONS ** OPTIONS ** FAB DIR *OPT:FABRIC DIRECTION HORZ HORIZONTAL APPLICATION ONLY	149.46	298.92

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Quotation

860.528.9981
www.red-thread.comPage 8 / 10
(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
25	2	Tag For Systems TS73660TK STEELCASE Panel skin-Tackable acoustical, 36H x 60W SURFACE :P531 SILVER OPTIONS ** OPTIONS ** FAB DIR *OPT:FABRIC DIRECTION HORZ STD:HORIZONTAL APPLICATION	135.83	271.66
26	2	Tag For Systems TS73648TK STEELCASE Panel skin-Tackable acoustical, 36H x 48W SURFACE :P531 SILVER OPTIONS ** OPTIONS ** FAB DIR *OPT:FABRIC DIRECTION HORZ STD:HORIZONTAL APPLICATION	117.50	235.00
27	8	Tag For Systems TS73630TK STEELCASE Panel skin-Tackable acoustical, 36H x 30W SURFACE :P531 SILVER OPTIONS ** OPTIONS ** FAB DIR *OPT:FABRIC DIRECTION HORZ STD:HORIZONTAL APPLICATION	86.01	688.08
		Tag For Systems		
			Subsection Sub Total	3,544.74
			Subsection Total	3,544.74
END	Subsection			
28	1	FLEETWOOD FREIGHT	N/C	N/C

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Quotation

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Page 9 / 10
(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
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QUOTATION TOTALS

Sub Total 14,238.20

Grand Total 14,238.20

End of Quotation

This quotation is subject to Red Thread's standard terms and conditions which are available to the accepting party upon request.

Accepted by: _____ Title: _____ Date: _____

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
761137	02/28/20		TOW014	Sauvageau, Mary	76091

Standard Terms and Conditions

These Standard Terms and Conditions are hereby incorporated into any order, quotation, proposal or agreement (hereinafter "Order") for goods and/or services from Red Thread Spaces LLC d/b/a Red Thread (hereinafter "Seller") to the party identified as the customer, buyer or purchaser in the Order (hereinafter, "Buyer"). By accepting or entering into the Order, Buyer agrees to be bound by all of the terms and conditions stated herein.

1. **Payment Terms.** Except as otherwise expressly stated in the Order, a deposit of at least 33% of the Order price is required, and payment of the balance is due and payable 10 days after invoice date. Goods and/or services will be invoiced as delivered and/or provided to Buyer. Buyer is required to pay all sales, use and other taxes on all goods and services provided, and promptly reimburse Seller for such taxes even if not shown on the Order or invoice. Any Buyer claiming to be exempt from taxes must provide Seller with a valid exemption certificate. Buyer must notify Seller within 10 days after the invoice date setting forth in detail the basis of any disputed item. Notwithstanding the existence of any disputed item, payment for all items not so disputed within said 10-day period shall be due and payable 10 days after the invoice date. Interest at the rate of 1.5% per month will accrue on outstanding monthly balances after the date payment is due until paid, and accrued but unpaid interest will be added to the outstanding balance on a monthly basis. Buyer agrees to pay all costs incurred by Seller in collecting any outstanding balances, including but not limited to reasonable attorney's fees.

2. **Cancellations and Changes.** All Orders are firm and not subject to cancellation or change without Seller's written agreement. If Seller agrees to cancellation or change, Buyer shall pay all cancellation, restocking and handling charges.

3. **Delivery Dates and Schedule Changes.** If Buyer is unable to receive goods as scheduled, Seller will arrange for storage of goods, if required. All costs of double handling, demurrage, extra trucking, storage, risk of loss and insurance incurred by Seller as a result of such changes or delays will be borne by Buyer. In the event that goods must be stored beyond 10 days, Seller will invoice Buyer for goods as though the Order was delivered to Buyer and such invoice shall be due and payable 10 days after invoice date. Placement of the goods in storage by Seller is deemed delivery by Seller and receipt by Buyer.

4. **Conditions of Job Site.** At time of delivery or installation, the job site must be clear and free of all debris and other tradespeople. Electric current, heat, hoisting and/or elevator service, and adequate facilities for off-loading, staging, storing, moving and handling of goods to be delivered and installed must be provided by Buyer without charge to Seller. Failure of the job site to conform to these requirements may result in project delays and additional costs and expenses, which shall be borne by Buyer.

5. **Delivery and Installation.** Unless otherwise stated in the Order, delivery and installation will occur during Seller's normal work hours using non-union labor, paid at non-prevailing wages. Buyer shall be responsible for payment of all costs incurred as a result of Buyer's request for delivery or installation outside of Seller's normal work hours, including but not limited to overtime and any other additional labor costs. Buyer shall pay all costs of job-site trade regulations enforced at the time of delivery and/or installation, including any requirement that delivery and/or installation be completed by on-site tradesman.

6. **Work by Others.** Buyer shall be responsible for connection of electrical panels or components to the building power source unless separately stated. Buyer shall be responsible for structural integrity of any walls in which product will be mounted, effects of building vibrations on electrical components and for measurements that can't be verified at time of Order placement.

7. **Responsibility for Delivered Goods.** Goods shall be deemed delivered to Buyer upon delivery to the job site. Buyer shall thereafter bear all risk of loss. Buyer is responsible to receive, unload and inspect product for damage and notify Seller of damage within two days of product receipt if Buyer requested that product be drop shipped directly to Buyer. Damaged goods and packaging must be retained for inspection by the carrier. Seller shall not be responsible for any losses sustained due to Buyer's failure to notify Seller timely. Seller's invoices shall be paid in full by Buyer when due irrespective of pending freight claims.

8. **Acceptance of installed items.** All goods installed by Seller shall be conclusively deemed to be in accordance with Buyer's specifications and accepted by the Buyer upon completion of installation unless written notice to the contrary is furnished to Seller within 3 business days after completion of installation.

9. **Warranty.** Seller will, to the extent assignable, assign any product warranties supplied or furnished by the manufacturer to the Buyer. Seller will provide labor at no charge to correct any labor deficiency for 60 days from date of installation. Seller will provide labor at no charge to repair or replace defective products and parts during the first 60 days of the manufacturer's warranty period. After 60 days, Seller shall provide labor at no charge to Buyer to repair or replace defective products and parts only if and to the extent such labor is included in the manufacturer's warranty.

NO OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED BY SELLER. SELLER HEREBY DISCLAIMS ALL OTHER WARRANTIES EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE.

10. Limitation of Liability.

A. **Delays and Extensions of Time.** No liability shall accrue against Seller from any act or neglect of Buyer, any Order changes requested by Buyer, any delay authorized or caused by Buyer, any strike, lockout, work stoppage or other labor dispute, any fire, accident or other casualty, any unusual delay in deliveries or inability to obtain goods or materials, any act of God, or any other cause beyond Seller's control.

B. **SELLER'S LIABILITY FOR GOODS AND SERVICES PROVIDED SHALL BE LIMITED TO THE INVOICED VALUE OF SUCH GOODS AND SERVICES AND IN NO EVENT SHALL SELLER'S TOTAL LIABILITY TO BUYER FOR ALL DAMAGES, LOSSES AND CAUSES OF ACTION (REGARDLESS OF THE LEGAL THEORY) EXCEED THE AMOUNT PAID BY BUYER (IF ANY) FOR SUCH GOODS AND SERVICES. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, SPECIAL, PUNITIVE, OR OTHER DAMAGES WHATSOEVER (INCLUDING WITHOUT LIMITATION, DAMAGES FOR LOSS OF INCOME, LOSS OF BUSINESS PROFITS, BUSINESS INTERRUPTION, LOSS OF BUSINESS INFORMATION, LOSS OF BUSINESS REPUTATION, OR OTHER PECUNIARY LOSS) ARISING OUT OF ANY GOODS OR SERVICES PROVIDED BY SELLER TO BUYER, EVEN IF SELLER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

11. Miscellaneous

A. **Governing Law; Severability.** These Standard Terms and Conditions shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, excluding that body of law applicable to choice of law. Any suit by either party shall be brought only in Massachusetts. The parties hereto waive all rights, if any, to a jury trial in any disputes arising from or relating to Order and waive any argument that venue is not appropriate or convenient. If any provision is found to be unenforceable, the remainder of these Standard Terms and Conditions shall continue in full force and effect.

B. **Complete Understanding; Modification.** These Standard Terms and Conditions supersede all prior agreements and understandings between the parties with respect to its subject matter. Any amendments to these Standard Terms and Conditions must be in writing and shall not take effect unless signed by an authorized officer of each of the parties.

C. **Security Interest.** Buyer grants Seller a security interest in products sold until payment in full is received by Seller. Buyer grants Seller all of the rights and remedies of a secured party under the Uniform Commercial Code. Buyer appoints Seller as its attorney-in-fact for the purpose of executing a UCC-1 Financing Statement or other documents as may be necessary to perfect this security interest.

This quotation is subject to Red Thread's standard terms and conditions which are available to the accepting party upon request.

Accepted by: _____ Title: _____ Date: _____

TO: The Honorable Mayor and Town Council
FROM: Arosha Jayawickrema, Town Manager
DATE: March 25, 2020
SUBJECT: McGee School Gym and Wellness Center Painting Bid 2020-7 Bid
award to Scholar Painting

Summary of Agenda Item:

In fiscal year 2019, funding was carried over to perform painting in the McGee School Gymnasium and Wellness Center. Plans and specifications were provided, and the project was publically bid as 2020-7 with two bids received. A scope review was conducted on site with the project architect, apparent low bidder Scholar Painting and administrative representatives from Berlin Public Schools and the Town of Berlin Facilities Department. All parties have agreed to proceed with the base bid and alternate bid per plans and specifications. A 20% project contingency is being requested to cover some tentative additional scope requested by the Board of Education bringing the project total to an amount not to exceed \$28,368.00. Funding is available in the Unexpended Education Funds account 500.35.3561.0.54000.01733

Action Needed:

Move to award Bid 2020-7 for the McGee School Gym and Wellness Center Painting project to Scholar Painting of Seymour, CT for an amount not to exceed \$28,368.00 which includes a 20% project contingency.

Attachments:

Bid Results
Scholar Painting Bid
Certificate of Sufficiency of Funds

Prepared By:

Douglas Solek, Director of Facilities



McGee Gym Painting

Bid #2020-07

February 25, 2020 10:00AM

Company		Location	Base Bid	Alternate 1
1	Midconn Construction	Newington, CT	\$69,100.00	\$29,700.00
2	Scholar Painting	Seymour, CT	\$17,320.00	\$6,320.00
3				
4				
5				
6				
7				
8				
9				

PROPOSAL
Berlin Public Schools
Gymnasium Painting

McGee Middle School – 899 Norton Road
Berlin, CT

TO: Town Managers Office, Rm. 101
240 Kensington Road
Berlin, CT 06037

PROPOSAL OF:

NAME Scholar Painting, LLC
STREET 2 Klarides Village Dr. #145
CITY Seymour CT 06483

The undersigned declares that he/she has carefully examined the site of the work; the Contract Documents; Drawings dated February 7, 2020, together with all Addenda issued and received prior to scheduled closing time for receipt of Bid hereby offers and agrees as follows.

To provide all labor, materials and all else whatsoever necessary to accomplish all work in the connection with upgrades to McGee Middle School per the Contract Documents, to the satisfaction of the Architect and Owner for the sum of:

1. Base Bid: Proposal for performing all work under the contract for the lump sum of:

\$ 17,320⁰⁰
(Amount in Numerals)

Seventeen Thousand Three Hundred Twenty^{Dollars} and Zero Cents.
(Amount in Words)

2. Alternate Bid #1: Proposal for performing all work under the contract for the lump sum of:

\$ 6,320⁰⁰ Wellness Room
(Amount in Numerals)

Six Thousand Three Hundred Twenty Dollars and Zero Cents
(Amount in Words)

Addendum Receipt: The receipt of the following addenda to the Contract is hereby acknowledged:

Addendum No. 1 2/19/20, Addendum No. 2 _____, Addendum No. 3 _____

☐ Did you verify with the Architect and acknowledge all Addenda?

** The Contractor agrees to comply with all relevant Local, State and Federal regulations, and comply with all standard contracting practices to safeguard the interests of the Owner and the State including, but not limited to, insurance, permits and inspections and the provisions of the Construction Documents.

Name of Bidder: Scholar Painting, LLC

Tax I.D. No. 42-1758371

Signature/Title: 

Business Address: 2 Klarides Village Dr. #145

City, State: Seymour CT 06483

Phone (877) 447-2465

Fax (877) 737-5543

Email scholarpainting@gmail.com

AIA® Document A305™ – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: *Town Manager's Office*

ADDRESS: *240 Kensington Road Berlin, CT 06037*

SUBMITTED BY:

NAME: *Scholar Painting, LLC*

ADDRESS: *2 Klarides Village Dr. #145 Seymour CT 06483*

PRINCIPAL OFFICE: *Same as above*

- ☐ Corporation
☒ Partnership
☐ Individual
☐ Joint Venture
☐ Other

NAME OF PROJECT: *(if applicable) 2019-092 Berlin McGee Gymnasium Painting*

TYPE OF WORK: *(file separate form for each Classification of Work)*

- ☐ General Construction
☐ HVAC
☐ Electrical
☐ Plumbing
☒ Other: *(Specify) Painting*

§1 ORGANIZATION

§1.1 How many years has your organization been in business as a Contractor? *Twelve*

§1.2 How many years has your organization been in business under its present business name? *Twelve*

§1.2.1 Under what other or former names has your organization operated?

None

§1.3 If your organization is a corporation, answer the following:

§1.3.1 Date of incorporation:

§1.3.2 State of incorporation:

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1.3.3 President's name:
§ 1.3.4 Vice-president's name(s):

N/A

§ 1.3.5 Secretary's name:
§ 1.3.6 Treasurer's name:

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization: February 14th, 2008
§ 1.4.2 Type of partnership (if applicable): Limited Liability Partnership
§ 1.4.3 Name(s) of general partner(s):

Vaughn Butler
Matthew Burke

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:
§ 1.5.2 Name of owner:

N/A

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

N/A

§ 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Please See Attached

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.) No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

\$3,000,000

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

§ 4 REFERENCES

§ 4.1 Trade References:

Frank Capasso & Sons (203) 234-2355

§ 4.2 Bank References:

Webster Bank. 200 Division Street Ansonia CT 06401 - (203) 736-6950

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Surety I Surety Solutions and Insurance Services, Inc.

§ 4.3.2 Name and address of agent:

Ryan Tash 3225 Monier Circle Suite 100, Rancho Cordova
CA 95742

§ 5 FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

N/A

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

§ 6 SIGNATURE

§ 6.1 Dated at this 24th day of February 2020

Name of Organization: Scholar Painting + Restoration

By: [Signature]

Title: Co-owner

§ 6.2

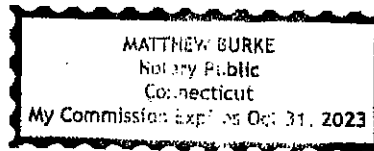
M being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 24th day of February 2020

Notary Public: [Signature] 2/24/2020

My Commission Expires:

Oct 31, 2023

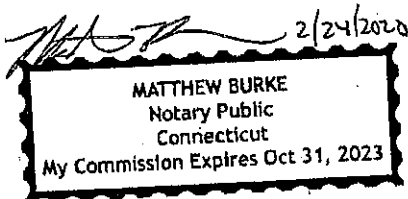


NON-COLLUSIVE AFFIDAVIT OF PRIME BIDDER

State of Connecticut)
County of New Haven) SS

Vaughn Butler, being first duly sworn, deposes and says that:

1. (He, She) is (owner, partner, officer, representative, or agent) of Scholar Painting LLC
the bidder that has submitted the attached bid;
2. (He, She) is fully informed respecting the preparation and contents of the attached bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication of conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid prices or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Owner or any person interested in the proposed Contract;
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant; and



(Signed)

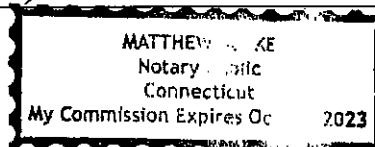
(Title)

CO-OWNER

Subscribed and sworn to before me this 24th day of February 2020

(Title) CO-OWNER

My Commission Expires: Oct 31, 2023



END OF SECTION 00340



TOWN OF BERLIN

CERTIFICATION OF SUFFICIENCY OF FUNDS

(Sec. 6-10-2 of the Town Charter)

DATE 27-Mar-20

Purchase Item or Contract: Schools		Requested by: Doug Solek	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1	McGee Gym & Wellness Center Painting	\$28,368.00	\$28,368.00
	(encumbrance to date below includes \$14,238.20 for BLAST classroom		
	furniture)		
TOTAL			\$28,368.00

Account No. **500.35.3561.0.54000.01733**

Budgeted Amount.....	\$380,068.59	Available balance.....	\$45,070.65
Encumbrances to Date.....	\$23,109.65	Amount Needed for This Package.....	\$28,368.00
Expenditures to Date.....	\$311,888.29	Available Balance After Purchase.....	\$16,702.65

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☐ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:

K. J. Dole
Finance Director or Assist. Finance Director

☐ I certify that a budget change in the amount of \$ _____ must be processed concurrently with this certification to support this commitment.

Finance Director or Assist. Finance Director

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: March 25, 2020

SUBJECT: Approval for Motorola districtwide school security radio system

Summary of Agenda Item:

In fiscal year 2020 funding has been provided for school security. A districtwide Motorola radio system has been requested for each school which will allow the school security officers to communicate with each other and the police between schools. Utility Communications of Hamden, CT has provided a quote utilizing State of Connecticut contract no.19PSX0088 in the amount of \$170,721.10 which includes a 10% contingency. Funding is available in the Safety Equipment Account 566.35.3561.0.53231.00000.

Action Needed:

Move to utilize State of CT. contract no.19PSX0088 and authorize Utility Communications of Hamden, CT to install a Motorola districtwide school security radio system at the 5 Berlin Public Schools, Board of Education Central Office and Berlin Police Department for an amount not to exceed \$170,721.10 which includes a 10% project contingency.

Attachments:

Certificate of Sufficiency of Funds
Utility Communications Quote

Prepared by:

Douglas Solek, Director of Facilities





TOWN OF BERLIN

CERTIFICATION OF SUFFICIENCY OF FUNDS

(Sec. 6-10-2 of the Town Charter)

DATE 27-Mar-20

Purchase Item or Contract: Schools		Requested by: Doug Solek	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1	Purchase & install a districtwide radio system for school security	\$170,721.10	\$170,721.10
TOTAL			\$170,721.10

Account No. **566.35.3561.0.53231.00000**

Budgeted Amount..... **\$545,944.11**

Available balance..... **\$296,264.64**

Encumbrances to Date..... **\$58,928.73**

Amount Needed for This Package..... **\$170,721.10**

Expenditures to Date..... **\$190,750.74**


Available Balance After Purchase..... **\$125,543.54**

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☐ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:


Finance Director or Assist. Finance Director

☐ I certify that a budget change in the amount of \$ _____ must be processed concurrently with this certification to support this commitment.

Finance Director or Assist. Finance Director



920 SHERMAN AVENUE HAMDEN, CT 06514
(203) 287-1306 FAX (203)248-9167

QUOTE

ATTN: John Schmaltz
Berlin High School
860-828-6577
jschmaltz@berlinschools.org

Date:
March 16, 2020

Re: Board of Education Mototrbo Radio System

QTY	DESCRIPTION	PER UNIT	EXTENDED
Berlin High School			
1	Repeater Equipment	\$5,096.00	\$5,096.00
1	Repeater Antenna System Equipment	\$1,674.00	\$1,674.00
1	Control Station Equipment	\$1,363.00	\$1,363.00
60	XPR3500e Portable Radios	\$499.00	\$29,940.00
	TOTAL:		\$38,073.00
Berlin Central Office			
1	Repeater Equipment	\$5,096.00	\$5,096.00
1	Repeater Antenna System Equipment	\$1,674.00	\$1,674.00
3	Control Station Equipment	\$1,363.00	\$4,089.00
12	XPR3500e Portable Radios	\$499.00	\$5,988.00
	TOTAL:		\$16,847.00
Berlin Middle School			
1	Repeater Equipment	\$5,096.00	\$5,096.00
1	Repeater Antenna System Equipment	\$1,674.00	\$1,674.00
1	Control Station Equipment	\$1,363.00	\$1,363.00
19	XPR3500e Portable Radios	\$499.00	\$9,481.00
	TOTAL:		\$17,614.00
Willard Elementary School			
1	Repeater Equipment	\$5,096.00	\$5,096.00
1	Repeater Antenna System Equipment	\$1,674.00	\$1,674.00
1	Control Station Equipment	\$1,363.00	\$1,363.00
18	XPR3500e Portable Radios	\$499.00	\$8,982.00
	TOTAL:		\$17,115.00
Griswold Elementary School			
1	Repeater Equipment	\$5,096.00	\$5,096.00
1	Repeater Antenna System Equipment	\$1,674.00	\$1,674.00
1	Control Station Equipment	\$1,363.00	\$1,363.00
11	XPR3500e Portable Radios	\$499.00	\$5,489.00
	TOTAL:		\$13,622.00



920 SHERMAN AVENUE HAMDEN, CT 06514
(203) 287-1306 FAX (203)248-9167

QUOTE

ATTN: John Schmaltz
Berlin High School
860-828-6577
jschmaltz@berlinschools.org

Date:
November 4, 2019

Re: Board of Education Mototrbo Radio System

QTY.	DESCRIPTION	PER UNIT	EXTENDED
	Hubbard Elementary School		
1	Repeater Equipment	\$5,096.00	\$5,096.00
1	Repeater Antenna System Equipment	\$1,674.00	\$1,674.00
1	Control Station Equipment	\$1,363.00	\$1,363.00
12	XPR3500e Portable Radios	\$499.00	\$5,988.00
	TOTAL:		\$14,121.00
1	System Installation at prevailing wage	\$20,000.00	\$20,000.00
1	Tower labor at prevailing wage	\$5,064.00	\$5,064.00
1	Engineering/Project Management/Training	\$6,000.00	\$6,000.00
1	FCC Licenses - includes FCC fees, coordination fees and Utility Communications labor	\$2,625.00	\$2,625.00
1	POLICE XPR5550E CONTROL STATION FOR POLICE DISPATCH CONSOLE	\$4,120.00	\$4,120.00
	<i>Note: This cost may increase if there is not a spare resource on The MCC7500 dispatch console</i>		
	System Total:		\$155,201.00
20	Additional Motorola XPR3500e Mototrbo portable radio	\$466.00	\$9,320.00
1	XPR3500e six unit rapid charger	\$545.00	\$545.00
	Pricing based on State Contract Pricing: Contract # 19PSX0088		
	<i>Pricing: Valid for 30 days</i>		
	<i>Delivery: 8 weeks ARO</i>		
	<i>Contact: Mike Czyz</i>		
	Thank you for choosing Utility Communications Inc.		



Board of Education Mototrbo Radio System

EQUIPMENT LIST

Repeater Equipment

Qty.	Description	Part Number
1	SLR5700 50 watt repeater	AAR10QCGANQ1AN
1	IP Site Connect new system deployment	HKVN4047
1	Tuned duplexer UHF	DSCP10725TUNED
1	440-470 Preselector - TESSCO 468835	FP30401B-2-5
2	cable, duplexer	0112004B04
1	CABLE, duplexer	0112004U04
1	RACK MOUNT SHELF	PMLE4548
1	30' equipment cabinet with lock	AM-302220-MTR
1	Battery Back up Cable	PMKN4167
1	AGM Battery	8G24M
1	Bench set up of Repeater System	LABOR

Antenna System Equipment

Qty.	Description	Part Number
1	DB630 station antenna	DB630-C
100	RFS 1/2" superflex cable	SCF12-50J-P7
2	N male connectors	NM-SCF12-D01
2	N female connectors	NF-SCF12-D01
1	Coax cable ground kit	SG12-12B2U
1	Miscellaneous grounding & hardware material	MISC
1	Non penetrating roof mount	FRM225HC
2	Roof pads	FRMMAT
6	concrete blocks	BLOCK
1	Polyphaser lightning protector	IS-B50HN-C2-MA
1	Installation of Antenna System	LABOR

CONTROL STATION EQUIPMENT

Qty.	Description	Part Number
1	XPR5550e capable low power radio for control station	AAM28QPN9WA1
1	Mini-uhf 8" adapter cable	HKN9557A
1	Desk microphone	RMN5050
1	ignition sense wiring kit	RKN4136
1	Control station power supply	SEC1212-XPR5000
1	Laird Phantom antenna white	TRA4503P
1	Ceiling tile flange	TRADCAGP
15	LMR-400LL-PL plenum coax	LMR-400-LLPL
2	N Male connectors	EZ-400-NMH-X
1	Miscellaneous material for control station antenna	MISC
1	Installation of Repeater System	LABOR

PORTABLE RADIOS

Qty.	Description	Part Number
132	Motorola XPR3500e Mototrbo portable radio with 128 character display, UHF, 128 channel, 4 watt, Li-ion 2100 mah Impres battery, Impres battery charger, belt clip, antenna, battery indicator, signal strength indicator, programming, five year warranty, delivery	AAH02RDH9VA1AN

POLICE DISPATCH EQUIPMENT

Qty.	Description	Part Number
1	RFS 3DB gain station antenna	BA6312-0
1	Polyphaser	IS-B50HN-C2-MA
2	RFS 7/8" N-Male connector	LCF78-50J
2	RFS 7/8" N-Female connector	LCF78-50J
2	RFS LCF78 high speed grounding kit	GKSPEED60-78S
1	XPR5550e capable low power for control station	AAM28QPN9WA1
1	Control station power supply	SEC1212MOTOTRBO
1	Miscellaneous material for control station antenna	MISC
1	Tower Labor	LABOR
1	<u>Utility</u> Labor	LABOR


UTILITY COMMUNICATIONS RESPONSIBILITIES

- 1) Installation of all the equipment stated above to Motorola R56 standards
- 2) Complete FCC Licensing and filing of New License and Call Sign
- 3) Complete engineering of Radio System Proposed
- 4) Project Management of System including coordination with Town BOE personnel
- 5) Training to all system users

TOWN BOE RESPONSIBILITIES

- 1) Provide for 110 VAC power at each repeater location
- 2) Provide location for Repeater - 30 inch cabinet or existing IT rack space
- 3) All roof penetrations at repeater locations. To be discussed with Utility Communications and town personnel prior to installation
- 4) IP networking capabilities
Each repeater will need an IP number, subnet mask and gateway.
At the master repeater, UDP post 50000 must be forwarded to the IP Number of said master. Master Repeater must be static. Peer can be DHCP but we recommend that they all be static. Set VLAN for Radio Network QOS1

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager 

DATE: March 25, 2020

SUBJECT: Increase P.O. 200446 for Daikin Applied up to \$30,000 utilizing OMNIA Partners contract R150505 for additional chiller maintenance, testing, cleaning and repair at Berlin High School.

Summary of Agenda Item:

The two Chillers at Berlin High School are currently under annual factory service agreements with Daikin Applied, utilizing OMNIA partners contract R150505. The manufacturer recommends additional cleaning and testing of the Evaporators every three years, which incidentally falls during this current fiscal year. The Eddy Current testing was completed on both Chillers. The service report indicated that one evaporator tube from Chiller 1 has minor damage which requires plugging of that tube at both ends of the evaporator to protect the entire Chiller. The service invoice for this additional maintenance, testing, cleaning and repairs exceeds the previously approved P.O. amount of \$25,000. Funding is available in the Department 61 Contractual Services Account 001.35.3561.0.53814.00000.

Action Needed:

Move to approve an increase to Purchase Order 200446 for Daikin Applied up to \$30,000 for additional maintenance, testing, cleaning and repairs of the Berlin High School Chillers utilizing OMNIA partners contract R150505.

Attachments:

Daikin Applied Invoice
Certificate of Sufficiency of Funds

Prepared by:

Douglas Solek, Director of Facilities 



Daikin Applied
13600 Industrial Park Blvd.
Minneapolis, MN 55441
Phone: (763) 553-5330

REMIT TO: DAIKIN APPLIED
24827 NETWORK PLACE
Chicago IL 60673
(ADDRESS NOT FOR OVERNIGHT MAIL)

FED. ID.: 41-0404230

INVOICE

Number 3256802

Invoice Date 21-FEB-20

Purchase
Order Doug Solek

Service
Office Danbury Service

Service Order SV2002030085@@1

Customer No 319291

Page 1 of 1

BILL TO:
Attn: Accounts Payable
BERLIN BOARD OF EDUCATION
238 KENSINGTON ROAD
Berlin CT 06037

SHIP TO:
BERLIN HIGH SCHOOL
139 Patterson Way
Berlin CT 06037

Terms	Due Date	Start Date	Complete Date	Ship Date	Ship Via
DUE UPON RECEIPT		07-FEB-20	14-FEB-20		

Item No.	Qty	Model Number / Description	Extended
TUBE PLUGGING PER EDDY CURRENT REPORT. SERIAL# STNU131200076.			
IF YOU HAVE QUESTIONS REGARDING THIS INVOICE PLEASE CONTACT (203-775-3477). THANK YOU FOR YOUR BUSINESS.			
1	2	FTG PLUG ASSY BRASS 1.5"L	59.42
2	2	insulation	73.16
3	2	gasket	46.20
4	1	GSKT FLAT .25THK X 30.25 ID	272.82
5	1	DUCT TAPE 1557 CLTH 2" X 60YD	46.24
6	1	INSUL TAPE 2" X30' FM 1/8"	36.58
7	1	LABOR RegularTime-24 hrs	4,920.00

Subject to Daikin Applied's standard terms and conditions (Form #2F-1216-REV). IF these terms and conditions are not on file, contact Daikin Applied at (763) 553-5330. Past due accounts are subject to interest charges.
GSA Registration #GS-07F-0377V

SUBTOTAL

5,454.42

TAX

0.00

FREIGHT

0.00

TOTAL

5,454.42



DAIKIN MCQUAY





TOWN OF BERLIN

CERTIFICATION OF SUFFICIENCY OF FUNDS

(Sec. 6-10-2 of the Town Charter)

DATE 27-Mar-20

Purchase Item or Contract: Schools		Requested by: Doug Solek	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1	Maintenance, testing & cleaning of BHS chillers	\$7,500.00	\$7,500.00
	(existing PO 200446 = \$22,500 & is included in encumbrances to date		
	amount below)		
TOTAL			\$7,500.00

Account No. **001.35.3561.0.53814.00000**

Budgeted Amount..... **\$525,000.00**

Available balance..... **\$183,046.84**

Encumbrances to Date..... **\$76,243.36**

Amount Needed for This Package..... **\$7,500.00**

Expenditures to Date..... **\$265,709.80**

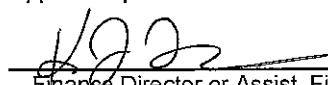
Available Balance After Purchase..... **\$175,546.84**

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☐ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:


Finance Director or Assist. Finance Director

☐ I certify that a budget change in the amount of \$ _____ must be processed concurrently with this certification to support this commitment.

Finance Director or Assist. Finance Director

Agenda Item No. 14
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: April 1, 2019

SUBJECT: Award of Bids for Reconstruction of Town Roadways- Public Works

Summary of Agenda Item:

Each year the Public Works Department coordinates the reconstruction of a number of local roads. The reconstruction consists of activities such as pavement milling/reclaiming, restoration, and placement of bituminous surfaces. In keeping with past practices, these services are awarded to a contractor that has bid this service with the State Department of Administrative Services (DAS), and is available to provide the services based on the contractual bids of DAS. In addition, the Highway Department also reconstructs roadways when necessary by pulverizing the asphalt and creating a new sub-base, followed by the creation of a new bituminous concrete surface. The State DAS Contracts that provide for these services are identified as Contract #18PSX0309 and #19PSX0261. We are requesting Council to approve the use of both contracts with their respective vendors in which Public Works will utilize the lowest, most cost effective, vendor and/or vendors to complete the 2020 Road Reconstruction Program.

Funding for these projects will be from Road & Bridge Improvements (140.20.2037.0.54000.00510) and Bonded Road Improvements (140.20.2037.0.54000.00515), as they are replenished from bond authorizations and State funding.

Action Needed:

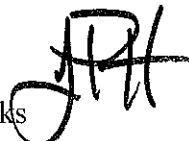
Move to approve utilizing the State of Connecticut Department of Administrative Services Contracts #18PSX0309 and #19PSX0261 for the 2020 Construction Season for the purpose of reconstructing and paving roadways.

Attachments:

- 1) Cover Pages for State of CT, DAS Milling/Pulverization- Contract award #18PSX0309
- 2) Cover Pages for State of CT, DAS Paving- Contract award #19PSX0261

Prepared By:

James P. Horbal
Deputy Director of Public Works





STATE OF CONNECTICUT



Current User:

[Home](#)[Biznet Menu](#)[Search](#)[Search Results](#)[Results Detail](#)[Solicitation D](#)

SCP Contract Details

State Contracting Portal Contract Results

Administrative Services, Procurement Services Contract Detail Info For # 19PSX0261

Dates

Award Date	Start Date	End Date
03/20/2020	03/20/2020	02/28/2021

Description

Bituminous Concrete Materials and Bridge Deck Membrane Waterproofing (Complete in Place)

Comments

Solicitation and Contract Conditions

Includes SBE/MBE Requirements	Qualified Partnership	DBE	Political Subdivisions	Agencies
Yes	No	No	Yes	Yes

Contact(s)

Contact	Telephone	FAX	E-Mail
DanDion	(860) 713-5168	(860) 622-4934	daniel.dion@ct.gov

Common Documents

Date	Description
3/20/2020 7:42:48 AM	19PSX0261- Contract Award.pdf 19PSX0261-Contract Award
3/20/2020 7:14:31 AM	Exhibit B3-Price Schedule.xlsx Exhibit B3- Mill and Fill Price Schedule
	SP16B1 19PSX0261 SP16B1 Excel Grid for Contract # 19PSX0261
	SP16B2 19PSX0261 SP16B2 Excel Grid for Contract # 19PSX0261
	SP16 Bituminous Tool - 19PSX0261 SP16 City and Town Bituminous Planning Tool for Contract # 19PSX0261

17 Vendor(s)

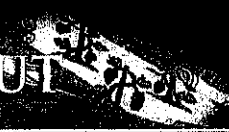
[Show Vendor List](#)

The Department of Administrative Services - Business Network. [Review our Privacy Policy](#)
Need to contact us? Send e-mail to [DAS Web Design](#)
All State disclaimers and permissions apply.

Hit Counter 14,743,284



STATE OF CONNECTICUT



Contract Detail	Search	Search Results	Results Detail	Full Results Detail
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SCP Contract Details

State Contracting Portal Contract Results

Administrative Services, Procurement Services Contract Detail Info For # 18PSX0309

Figures

Award Date	Start Date	End Date
04/05/2019	04/05/2019	02/28/2021

Description

Milling of Bituminous Concrete on Roads and Bridges

Contract Info

Includes SBE/MBE Requirements

Includes SBE/MBE Requirements	Qualified Partnership	DBE	Political Subdivisions	Agencies	CT Recovery
Yes	No	No	Yes	Yes	No

Contact Info

Contact	Telephone	FAX	E-Mail
DanDion	(860) 713-5168	(860) 622-4934	daniel.dion@ct.gov

Contract History

Date	Description
4/5/2019 2:33:26 PM	18PSX0309- Contract.pdf 18PSX0309- Contract Award
4/8/2019 7:48:45 AM	Exhibit B- Price Schedule.xlsx Exhibit B- Price Schedule

Contract List

Contract #	Cert	Vendor	Contact	Catalog
18PSX0309AA Start: 04/05/2019 End: 02/28/2021	SBE	Asphalt Repair Solutions, Inc. 20 North Larkey Rd Oxford, CT 06478 Peoplesoft ID: 0000182815	Robert Bedard Phone: (203) 826-4958 E-Mail	No
18PSX0309AB Start: 04/05/2019 End: 02/28/2021	SBE	Black & Boucher, LLC 158 Cutler Street Watertown, CT 06795 Peoplesoft ID: 0000077897	Timothy Boucher Phone: (860) 274-4162 FAX: (860) 274-4163 E-Mail	No
18PSX0309AC Start: 04/05/2019 End: 02/28/2021	No	Garrity Asphalt Reclaiming, Inc. 22 Peters Road Bloomfield, CT 06002 Peoplesoft ID: 0000011354	Steven Garrity Phone: (860) 243-2300 E-Mail	No
18PSX0309AD Start: 04/05/2019 End: 02/28/2021	No	JVill Construction Services LLC 120 Dividend Rd. Rocky Hill, CT 06067 Peoplesoft ID: 0000184543	John Vase III Phone: (860) 280-4140 E-Mail	No
18PSX0309AE Start: 04/05/2019 End: 02/28/2021	MBE	LINDA J. WRAY DBA: ADVANCE RESOURCES LLC 70 FOSTER ROAD WATERFORD, CT 06385 Peoplesoft ID: 0000153938	LINDA J. WRAY Phone: (860) 574-9026 FAX: (860) 536-5833 E-Mail	No
18PSX0309AF Start: 04/05/2019 End: 02/28/2021	MBE	Rafferty Fine Grading, inc. 57 South Rd. Enfield, CT 06082 Peoplesoft ID: 0000054035	Rhonda Rafferty Phone: (860) 763-0100 FAX: (860) 763-2223 E-Mail	No
18PSX0309AG Start: 04/05/2019 End: 02/28/2021	SBE	S & S Asphalt Paving, Inc. 680 Main Street South Southbury, CT 06488 Peoplesoft ID: 0000152479	Kevin Starchak Phone: (203) 263-5095 FAX: (203) 263-5087 E-Mail	No
18PSX0309AH Start: 04/05/2019 End: 02/28/2021	No	Tilcon Connecticut Inc. 301 Hartford Avenue Newington, CT 06111 Peoplesoft ID: 0000010046	Richard Birge Phone: (860) 224-6011 FAX: (860) 955-1440 E-Mail	No

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100 Counter 14,823,885

Agenda Item No. 15
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: March 30, 2020

SUBJECT: Referral of the Demolition of 861 Farmington Avenue to the Planning and Zoning Commission for a Review Pursuant to Section 8-24 of the Connecticut General Statutes

Summary of Agenda Item:

The Town previously entered into an agreement with the Newport Realty Group pertaining to the sale and redevelopment of Town owned parcels at 861, 889, 903 and 913 Farmington Avenue in the vicinity of the Berlin Train Station. The matter of the sale of the properties was referred to the Planning and Zoning Commission for a review pursuant to section 8-24 of the Connecticut General Statutes prior to approval of the contract for sale. At that time, it was planned that the existing building at 861 Farmington Avenue was going to be renovated but now Newport has proposed that it be allowed to demolish the existing building and construct a new larger building on the site. Newport would pay for the cost of the demo of the building including hazardous material abatement and would pay the Town \$10,000 for the site, rather than \$85,000 per the original agreement. Staff has prepared a report on the possible demolition of 861 Farmington Avenue that report is included as an attachment to this Town Council agenda item. The action needed is to refer the demolition of 861 Farmington Avenue to the Planning Zoning Commission for a report pursuant to section 8-24 of the Connecticut General Statutes.

Action

Move to refer the demolition of 861 Farmington Avenue to the Planning Zoning Commission for a report pursuant to section 8-24 of the Connecticut General Statutes.

Attachments:

1. Report on the possible demo of 861 Farmington Avenue.

Prepared By:

Chris Edge, Economic Development Director,
Jim Mahoney, Economic Development Coordinator

To: Berlin Town Council

From: Jim Mahoney, Economic Development Coordinator

Re: Possible Demo of 861 Farmington Avenue

The Town of Berlin received a Responsible Growth Program Berlin Transit Oriented Development (TOD) Project Property Acquisition grant from the State of Connecticut and part of that grant was used for the acquisition of 861 Farmington Avenue, Berlin and related costs. The acquisition of 861 Farmington Avenue is part of a larger TOD project in the vicinity of the Berlin Train Station. The TOD project involves sale for development of four Town properties; 861, 889, 903 and 913 Farmington Avenue, the development of a Boulevard from Farmington Avenue to the Berlin Train Station and the environmental remediation of 889 Farmington Avenue.

861 Farmington Avenue was acquired to expand the TOD redevelopment site and to allow the Town to better control the groundwater plume emanating from the Town owned property at 889 Farmington Avenue. The Town acquired 889 Farmington Avenue by foreclosure because of delinquent taxes and environmental contamination. The condition of 889 Farmington Avenue deterred the redevelopment of the Train Station area. Since the foreclosure, the Town secured grants to investigate and remediate the property. 889 Farmington Avenue was acquired by the Town through foreclosure, therefore, the Town's acquisition of the site was not governed by the Connecticut Transfer Act that establishes a process for investigating and remediating certain categories of property, including industrial sites, that have in the past generated qualifying amounts of hazardous waste. Although the site was exempt from the Transfer Act because it was acquired by foreclosure, the Town nonetheless made a commitment to address the environmental conditions and prepared a Remedial Action Plan (RAP) and Engineered Control Variance (ECV) for 889 Farmington Avenue (note that the Town has also prepared and submitted a proposed amendment to the ECV). The Department of Energy and Environmental Protection (DEEP) approved the RAP and the original ECV and the property was enrolled in a State voluntary clean up program called the Brownfields Remediation and Revitalization Program (BRRP). In addition, all buildings on the 889 Farmington Avenue site were demolished to make way for new development.

As stated, TOD property acquisition of 861 Farmington Avenue is part of a larger TOD development effort adjacent to the Berlin Train Station. After a Request for Qualifications process, in 2018 the Town selected Newport Realty Group as preferred developer for the Town properties at 889, 903 and 913 Farmington Avenue. As stated, 889 Farmington Avenue is contaminated site that was acquired by the Town through foreclosure and 903 and 913 Farmington Avenue were originally acquired by the Town for a new Police Station but funding for the Police Station was not approved and the Town Council released the sites for use as part of a TOD redevelopment. The Town entered into an exclusive negotiation agreement with Newport in the summer of 2018 and Newport prepared revised plans for the Town's review and approval. In April of 2019, after significant additional planning and dialogue with the Town, the Town Council authorized the Town Manager to enter into a purchase and sale agreement with the Newport Realty Group pertaining to the sale and redevelopment of Town owned parcels 861, 889, 903 and 913 Farmington Avenue in the vicinity of the Berlin Train Station. The agreement between the parties was signed in May. 861 Farmington Avenue was added to the project because it was acquired to expand the TOD project and the terms and conditions of the sale require filing of an Environmental Land Use restriction and other measures to address groundwater issues originating at 889 Farmington Avenue. The TOD project will result in the redevelopment of the four Town sites as a Transit Oriented Development project and the Town will retain land for construction of a Boulevard from Farmington Avenue to the Berlin Train Station.

Newport's plan is to construct 19,000 square feet of commercial space and 76 market rate apartment units. The Planning Director worked with the developer and the Planning and Zoning Commission to prepare zoning map and text amendments that were necessary to permit the development that is envisioned. The Planning and Zoning Commission approved these zoning text and map amendments in January of 2019 and subsequently approved the re-subdivision of the properties. The area to be retained by the Town will be occupied by the Boulevard (.70 acres) and a triangular parcel (.29 acres) at the northwest corner of 903 Farmington Avenue, north of the proposed Boulevard. In addition the Town will need to obtain rights from the Connecticut Department of Transportation to cross a vacant property and to connect to the Train Station parking area.

The Town's original contract with Newport Realty Group LLC requires that the 861 Farmington Avenue building be retained and that the garage be demolished. Subsequent to signing of the purchase and sale agreement in May, the Town and Newport worked collaboratively on the project planning process. One aspect of this planning effort is the continued investigation of groundwater issues at 861 Farmington Avenue, particularly pertaining to the potential for vapor intrusion into the building from volatile organic chemicals in the groundwater plume originating at 889 Farmington Avenue. The Town had gotten 4 quarters of favorable vapor testing from outside the building foundation but the Town's environmental consultant, Loureiro Engineering, advises that the vapor sampling is not sufficient to demonstrate compliance with vapor standards because there is a high water table and a sump pump in the basement of the building. The sump pump can be a vector for contaminated groundwater or vapors to enter the building. Therefore, Loureiro recommended that the sump pump be eliminated. The Town's contract with Newport Realty Group LLC requires that the building be retained and that the garage be demolished. Given the high groundwater table, the elimination of the sump pump would require a number of actions including raising the basement floor of the building which would require relocation of the power supply, furnace and oil tank (in addition to other vapor control measures). The estimate for this work prepared by Lovley Development at \$97,155 is greater than the contracted sale price (the sale price is \$85,000 and is conditioned on the Town filing an Environmental Land Use restriction on the Property and retaining access to the site for testing and possibly to discharge treated groundwater, etc.). Newport has now proposed that it be allowed to demolish the existing building and construct a new larger building on the site. Newport would pay for the cost of the demo of the building including hazardous material abatement and would pay the Town \$10,000 for the site. Newport Realty obtained estimates for demolition from Manafort Brothers (including hazardous materials abatement) at \$82,500 and from KGM (without hazardous materials abatement) at \$60,000. The Town obtained an estimate of pre-demolition hazardous materials abatement costs at \$28,531 from Eagle Environmental. No PCB testing was done so this is not included as a hazardous building materials abatement cost. The Town also got email estimates for demolition without hazardous materials abatement from Bestech (\$68,000 assuming payment of prevailing wages is required) and Haz-Pros (\$45 - \$50,000).

When the possibility of demolishing the building was proposed the information that demo of 861 Farmington Avenue was being considered was shared with the Berlin Historic Commission. The Commission and other members of the community expressed objections to the demo plan. Also, since demolition was not part of the original State grant application for the project, the Town needed to ask for a new review of the project by the State Historic Preservation office. Following is a summary of the information that has been assembled related to the historic nature of the building at 861 Farmington Avenue.

- It was determined that the building was included in a Town-wide Historic and Architectural Survey of Berlin, CT April 1985.
- Written comments were received from the Berlin Historic Commission and members of the public.
- An opinion was obtained from the Town's consulting architect for the TOD project, Brian Humes. It was Mr. Hume's opinion that the building is not historically significant.
- The acquisition of the building was funded by a grant from the State of Connecticut and it must approve demolition. When it was evaluating whether to recommend demo of the building, the Town

submitted a project notification form to the State Office of Historic Preservation (SHPO). SHPO indicates that it has no objection to demolition of the building although it encourages the Town to explore all options to retain the building.

- The potential to create a cluster of historic properties at this location has been eliminated because the State demolished adjacent properties to the west to expand the train station parking lot and the building to the east at 873 has been substantially altered and expanded to be converted from its historic use as a gas station and auto repair facility to us as commercial rental space and apartments.

Advantages of demolishing the existing building are as follows:

- It would resolve the vapor problem for the existing building.
- The existing building is in average condition. The construction and layout is not up to current standards.
- A new building will be designed to be integrated into the larger TOD project, have a more efficient layout, more rental space, generate more tax revenue for the Town and be more attractive to prospective tenants because it could be customized to meet tenant needs.
- The Town and Newport are in the process of talking to the owners of 873 Farmington Avenue about the potential to integrate the development of 873 and 861 Farmington Avenue. A number of layouts have been developed and one of the preferred layouts shows demo the existing building and construction of a new building closer to the road. The advantage of moving the building footprint is that it would provide the potential to create a plan with a set of buildings located closer to the street, to help create a "Main Street" feel at this location.

The decision of whether or not to demolish 861 Farmington Avenue is difficult. Given the benefits of allowing demolition and the SHPO statement that it has no objection to demolishing the building, I am recommending that the Town Council refer the proposed demolition of 861 to the Planning and Zoning Commission for a report pursuant to section 8-24 for the Connecticut General Statutes.

Attachments:

1. Description of existing improvements at 861 Farmington Avenue.
2. Assessors card and building photos.
3. Town-wide Historic and Architectural Survey of Berlin, CT April 1985.
4. Letter from Loureiro Engineering regarding the potential for vapors at 861 Farmington Avenue and options to address the vapor issue.
5. Letter from Newport Realty with proposal to demolish the building.
6. Comments from the public.
7. Letter from Architect Brian Humes.
8. SHPO letter.
9. Layout to integrate the site development of 861 and 873 Farmington Avenue.
10. Lovley Development proposal to remedy vapor issues in the existing building.
11. Manafort Brothers estimate to demolish 861 Farmington Avenue.
12. KGM estimate to demolish 861 Farmington Avenue, after hazardous material abatement.
13. Eagle Environmental cost estimate for pre-demolition hazardous materials abatement at 861 Farmington Avenue.

DESCRIPTION OF THE EXISTING IMPROVEMENTS AT 861 FARMINGTON AVENUE

The subject property consists of a two story mixed use retail/office and apartment building. The building was constructed circa 1934. It is vacant.

Foundation: Concrete slab foundation.

Structural System: Masonry frame.

Exterior walls: Brick and vinyl siding.

Roof: Flat.

Interior finish/units: Commercial office/retail:

The restaurant finish is of average quality with tile flooring, painted drywall and painted ceilings.

The office space has carpet flooring, painted drywall walls and acoustical tile ceilings.

The apartment has tile and wood product flooring, painted drywall walls and painted ceilings. The bathroom has a toilet, sink and shower/bathtub combination fixture. The kitchen has all major appliances.

Each unit is individually metered for electricity. The building does not have central air conditioning but some tenants have placed individual cooling units in the windows.

There is limited surface parking. None.

The subject property is in average cosmetic condition. The property contains a rear garage building currently rented and used for storage. We did not note any signs of deferred maintenance. Renovations were done to the exterior of the main building to help enhance the area with assistance of a façade grant from the Town about 5 years ago. These improvements include new storefronts, new windows on three sides and air conditioning.

Mechanical/Electrical: Each unit is individually metered for electricity. The building does not have central air conditioning but some tenants had placed individual cooling units in the windows.

Parking: There is limited surface parking.

Landscaping: None.

Property Photographs: Photos of the front and rear, east and west sides of the property and the garage are provided.



Town of Berlin, CT

Property Listing Report

Map Block Lot

9-1-76-79-7752

Building #

1

PID

7752

Account

1042760

Property Information

Property Location	861 FARMINGTON AVE		
Owner	TOWN OF BERLIN		
Co-Owner			
Mailing Address	248 KENSINGTON ROAD BERLIN CT 06037		
Land Use	3220	Store/Shop	
Land Class	C		
Zoning Code	CCD-2		
Census Tract	4001		

District	1
Acreage	0.2
Utilities	All Public
Book / Page	757/666

Primary Construction Details

Year Built	1934
Building Desc.	Store/Shop
Building Style	Comm/Rae
Stories	2
Occupancy	3.00
Exterior Walls	Brick/Masonry
Exterior Walls 2	
Roof Style	Flat
Roof Cover	T&G/Rubber
Interior Walls	Drywall/Plastic
Interior Walls 2	
Interior Floors 1	Vinyl/Asphalt
Interior Floors 2	

Heating Fuel	Gas/Oil
Heating Type	Hot Air-no Duc
AC Type	Unit/AC
Bed rooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

BSMT Garages	0
Fireplaces	0
Whirlpool Tub	0
Building Use	Ind/Comm
Building Condition	A
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	HEAT ONLY
Frame Type	MASONRY
Baths / Plumbing	AVERAGE
Ceiling / Wall	CEIL & MIN WL
Rooms / Prms	AVERAGE
Wall Height	9
First Floor Use	013L

Report Created On

3/30/2020

Photo



Sketch





Town of Berlin, CT

Property Listing Report

Map Block Lot

9-1-76-79-7752

Building # 2

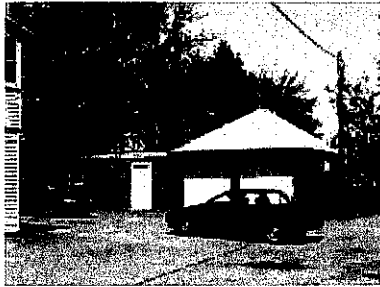
PID

7752

Account

1042760

Photo



Sketch



Primary Construction Details

Year Built	1934
Building Desc.	Ind/Comm
Building Style	Service Garage
Stories	1
Occupancy	1.00
Exterior Walls	Brick/Masonry
Exterior Walls 2	
Roof Style	Flat
Roof Cover	T&G/Rubber
Interior Walls	Minimum
Interior Walls 2	
Interior Floor 1	Concrete Slab
Interior Floors 2	

Heating Fuel	Oil/Gas
Heating Type	Hot Air-No Duc
AC Type	None
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Qual	
Fin BSMT Area 2	
Fin BSMT Qual 2	

BSMT Garages	0
Fireplaces	0
Whirlpool Tubs	0
Building Use	Whse MDL-96
Building Condition	A
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	HEAT ONLY
Frame Type	MASONRY
Baths / Plumbing	AVERAGE
Ceiling / Wall	CEIL & WALLS
Rooms / Prima	AVERAGE
Wall Height	12
First Floor Use	0131

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	990	990

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Total Area	990	990

**HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES**

HIST-5 NEW 5/77

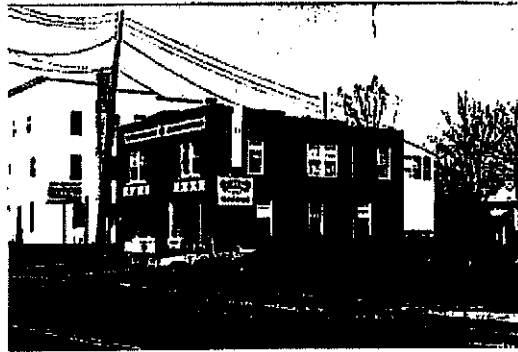
STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.:
UTM:	
QUAD:	
DISTRICT	IF HR. SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION	
1. BUILDING NAME (Common) <u>Star Restaurant/E.W. Mildrum Agency</u> (Historic)	
2. TOWN/CITY <u>Berlin</u>	VILLAGE <u>Kensington</u>
COUNTY <u>Hartford</u>	
3. STREET AND NUMBER (and/or location) <u>861-865 Farmington Avenue</u> <u>9-1/76/79</u>	
4. OWNER(S) <u>Dorothy B. & dba The Mildrum Company</u> <u>Mildrum, Ernest E.</u> " " <u>Kensington 06037</u> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
5. USE (Present) <u>Restaurant/Insurance Agency</u> (Historic) <u>Commercial Building</u>	
6. ACCESSIBILITY TO PUBLIC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No INTERIOR ACCESSIBLE <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No IF YES, EXPLAIN <u>Business hours</u>	
7. STYLE OF BUILDING <u>Vernacular Brick Commercial</u> DATE OF CONSTRUCTION <u>1936</u>	
8. MATERIAL(S) (Indicate use or location when appropriate)	
<input type="checkbox"/> Clapboard <input type="checkbox"/> Asbestos Siding <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Fieldstone <input type="checkbox"/> Board & Batten <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Cobblestone <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Concrete Type: _____ <input type="checkbox"/> Cut stone Type: _____	
9. STRUCTURAL SYSTEM	
<input type="checkbox"/> Wood frame <input type="checkbox"/> Post and beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> Load bearing masonry <input type="checkbox"/> Structural iron or steel <input type="checkbox"/> Other (Specify) _____	
10. ROOF (Type)	
<input type="checkbox"/> Gable <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Monitor <input type="checkbox"/> Sawtooth <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Round <input type="checkbox"/> Other (Specify) _____ (Material) <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Roll Asphalt <input type="checkbox"/> Tin <input type="checkbox"/> Slate <input type="checkbox"/> Gable end to the street <input type="checkbox"/> Asphalt shingle <input type="checkbox"/> Built up <input type="checkbox"/> Tile <input checked="" type="checkbox"/> Other (Specify) <u>not visible</u> <input type="checkbox"/> Ridge parallel to the street	
11. NUMBER OF STORIES <u>2 1/2</u> APPROXIMATE DIMENSIONS <u>33' x 48'</u>	
12. CONDITION (Structural) (Historic)	
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
13. INTEGRITY (Location) WHEN? Alterations? IF YES, EXPLAIN	
<input checked="" type="checkbox"/> On original site <input type="checkbox"/> Moved <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES	
<input type="checkbox"/> Barn <input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Other landscape features or buildings (Specify) _____ <input type="checkbox"/> Carriage house <input type="checkbox"/> Shop <input type="checkbox"/> Garden	
15. SURROUNDING ENVIRONMENT	
<input type="checkbox"/> Open land <input type="checkbox"/> Wood-land <input type="checkbox"/> Residential <input type="checkbox"/> Scattered buildings visible from site <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Indus-trial <input type="checkbox"/> Rural <input checked="" type="checkbox"/> High building density	
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS	
<u>In Kensington's main commercial strip, which contains a wide variety of 19th and 20th century buildings.</u>	

(OVER)

COMPILED BY	PHOTOGRAPHER	DATE
	HRC	11/84
	VIEW	NEGATIVE ON FILE
	NW	A17A
	NAME	DATE
	Historic Resource Consultants	12/84
	ORGANIZATION	
	3000 Armory	
	ADDRESS	
	55 Van Dyke Avenue	
	Hartford, Connecticut 06106	
20 SUBSEQUENT FIELD EVALUATION:		



DESCRIPTION (Continued)	17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):
	<p>This small brick commercial building has a two-bay facade. Walls are laid up in common bond with Flemish variation. The left and right storefronts are original. Doors are recessed and feature a single large light over wood panels. The large plate-glass windows are set above stucco panels with central diamonds of basketweave brick. Immediately above the first-floor storefronts are two more stucco panels, each with three small basketweave-brick diamonds. Second-floor windows are paired and fitted with 6-over-1 sash. Windows have brick soldier-course lintels; those on the facade have concrete sills; side elevation windows have brick sills. Above the second floor is an additional stucco panel with a central basketweave-brick diamond and two long flanking basketweave strips. The gabled and stepped parapet is topped with (continued)</p>

18 ARCHITECT	BUILDER
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SIGNIFICANCE	19 HISTORICAL OR ARCHITECTURAL IMPORTANCE
	<p>Architecturally, this building is significant as a well-preserved example of Depression-era brick commercial architecture. Although a modest building, it is virtually unaltered and retains the inexpensive decorative features (basketweave brickwork, stucco-and-brick panels, gabled parapet, 6-over-1 sash) typical of small commercial buildings in the 1930s.</p> <p>Anthony Dimungo built this structure in 1936 on land bought from Gustave Gronland, who owned a number of lots on this stretch of Farmington Avenue.</p>

SOURCES	Berlin Land Records 80:112 (1936)
---------	-----------------------------------

21 THREATS TO BUILDING OR SITE					
<input checked="" type="checkbox"/> None known	<input type="checkbox"/> Highway	<input type="checkbox"/> Vandalism	<input type="checkbox"/> Developers	<input type="checkbox"/> Other	
<input type="checkbox"/> Renewal	<input type="checkbox"/> Private	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Zoning	<input type="checkbox"/> Expropriation	

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

CONTINUATION SHEET

Item number: _____ Date: 12/84

Star Restaurant/E.W. Mildrum Agency

17. (continued)

a concrete and sheet-metal coping. Side elevations have small slit attic windows and stepped tiled parapets. To the rear is a framed-in two-story porch.



VIA E-Mail

February 17, 2020

Town of Berlin
240 Kensington Road
Berlin, CT 06037

Attn: Mr. Jim Mahoney

RE: Vapor Mitigation Options Summary
861 Farmington Ave, Berlin Connecticut
Loureiro Commission Number: 06BW8.01.001

Dear Mr. Mahoney:

This summary has been prepared to present the results of an assessment of vapor mitigation options to address potential vapor intrusion impacts that have been identified at the property located at 861 Farmington Avenue in Berlin, Connecticut (hereinafter referred to as "the Site"). The objective of activities completed was to provide an assessment of mitigation options to address potential vapor intrusion impacts identified during previous investigations completed by Loureiro Engineering Associates, Inc. (Loureiro).

The need for vapor mitigation at 861 Farmington Avenue is linked to the volatile organic compound (VOC) groundwater plume that has been identified as emanating from 889 Farmington Avenue and migrating onto the adjacent property located at 861 Farmington Avenue. The selection of an alternative to control the off-site groundwater plume at 889 Farmington Avenue will be determined after further testing and evaluation of the extent of the plume.

1.0 BACKGROUND

The Site is an approximately 0.2-acre parcel currently owned by the Town of Berlin (the "Town") and is occupied by an approximately 2,800 square foot, 2-story commercial/mixed use building and an approximately 1,000 square foot garage outbuilding, both of which are of brick construction. The remainder of the Site is paved. The Site is currently vacant and was most recently occupied by Country Kitchen LLC, Berlin Septic SVC (Drain Doctor Inc), and a residential tenant.

The building includes an approximately 1,344 square feet first floor with an approximately 344 square foot partial concrete basement and the balance a dirt crawl space. The concrete basement includes a sump and pump for the control of groundwater infiltration. Building services including a furnace with associated fuel oil tanks, electrical panel, water lines and sanitary sewer service are present in the basement and crawl space area of the main building.

Loureiro has been performing investigations activities at the adjacent former Pioneer Precision Products facility located at 889 Farmington Avenue. The Town is working to remediate and

Loureiro Engineering Associates, Inc.

100 Northwest Drive • Plainville, CT 06062 • 860.747.6181 • Fax 860.747.8822 • www.Loureiro.com

AN EMPLOYEE-OWNED COMPANY



redevelop the 889 Farmington Avenue property under the Brownfield Remediation and Revitalization Program (BRRP) and plans to use an engineered control (EC) as part of a Targeted Brownfield Remedy (TBR) approach. A supplemental off-site soil vapor investigation was conducted to evaluate any potential vapor intrusion impacts at 861 Farmington Avenue.

Previous environmental investigations have indicated that a VOC groundwater plume emanating from 889 Farmington Avenue had migrated onto the adjacent property located at 861 Farmington Avenue. Based on the proximity of groundwater to the ground surface (approximately three feet below ground surface), soil vapor points were installed in an effort to evaluate potential off-site vapor intrusion risks.

On June 27 and July 6, 2017, Loureiro personnel installed a soil vapor monitoring point LEA-VP-01 outside of the main building at 861 Farmington Avenue. Prior to installing the vapor point, an inspection of the building foundation and an evaluation of the water table elevation relative to the basement at 861 Farmington Avenue was conducted by Loureiro personnel. The purpose of this work was to determine the best placement of the vapor sampling location and to identify any potential interferences and/or potential sources of contamination inside the building, such as those related to the business occupying the building. No potential sources of contamination related to the business operations similar to the contaminants of concern (COCs) for 889 Farmington Avenue were identified during the inspection of the Site.

Typically, soil vapor monitoring points are installed through the lowest building slab to provide the most direct measurement of soil vapor at a point just beneath the slab and above impacted groundwater. Based on the proximity of groundwater to the ground surface (approximately three feet below ground surface), the soil vapor point was installed outside of the building footprint in an effort to evaluate the potential off-site vapor intrusion risks.

The main building at the Site is constructed with a basement that contains a sump pump to remove excess groundwater. The concrete basement floor appeared to be in good condition with no cracks or other obvious damage. The water table elevation beneath the building at 861 Farmington Avenue was estimated at approximately three feet below ground surface or about three to four feet above the basement floor based on the groundwater elevation measurements and groundwater contours for the area.

Sampling of the monitoring point completed during several monitoring events has indicated the presence of VOCs in soil vapor at monitoring point LEA-VP-01. The analytical results indicated that several VOCs were detected in the samples; however, all detections were below applicable Connecticut Remediation Standard Regulations (RSR) residential soil vapor volatilization criteria (RSVVC).

2.0 VAPOR INTRUSION MITIGATION

Although soil vapor monitoring has not indicated detections in excess of the RSVVC, vapor intrusion mitigation is proposed as a preventive measure for the main building present at the Site. This



implementation of preventive measures for the building is warranted due to the concentrations of VOCs observed in groundwater both upgradient and downgradient of the building.

Vapor intrusion mitigation measures are usually classified as either "passive" or "active." Passive measures prevent the entry of vapors into the building, while active measures change the pressure difference between the building/building slab and the sub-slab to keep vapors from migrating into a building.

Passive Vapor Intrusion Mitigation Measures:

- Sealing openings involves filling in cracks in the floor slab and gaps around pipes and utility lines found in basement walls.
- Concrete poured over unfinished dirt floors. Installing vapor barriers involves placing sheets of "geomembrane" beneath a building to prevent vapor entry. Vapor barriers are best installed during building construction, but can be installed in existing buildings that have crawl spaces.
- Passive venting involves installing a venting layer beneath a building. Wind or the build-up of vapors causes vapors to move through the venting layer toward the sides of the building where it is vented to the outdoors. A venting layer can be installed prior to building construction as well as within existing buildings. It is usually used with a vapor barrier.

Active Vapor Intrusion Mitigation Measures:

- Sub-slab depressurization (SSD) involves connecting a blower to a suction point or piping installed beneath the building slab in order to vent the vapors outdoors and prevent the migration into the building or sub-slab depressurization system (SSDS).
- Building over-pressurization involves adjusting the building's heating, ventilation, and air-conditioning system to increase the pressure inside of the building relative to beneath the building slab to prevent vapor intrusion.

3.0 VAPOR INTRUSION MITIGATION EVALUATION

The main building at the Site is constructed with a partial basement with a concrete slab and walls and a partial unfinished basement with a dirt floor. The finished portion also contains a sump pump to remove excess groundwater. The water table elevation beneath the building at 861 Farmington Avenue was estimated at approximately three feet below ground surface or about three to four feet above the basement floor based on the groundwater elevation measurements and groundwater contours for the area.

As a result of the current construction of the building, the use of an active SSDS is the recommended approach. The use of an active mitigation measure is the most appropriate due to the complicating site conditions including shallow groundwater table, active basement dewatering sump, and crawl space with a dirt floor.



Prior to implementing this vapor mitigation approach, the following activities will need to be accomplished:

- Relocation of the basement utilities including the furnace, electrical service, and sanitary sewer service.
- Elimination of the existing fuel oil tanks.
- Filling of the finished basement area followed by the vapor barrier installation, and venting.

Upon relocation of the basement utilities, we recommend the following:

- Filling of the finished basement area currently equipped with a sump pump and concrete slab to an elevation above the groundwater elevation.
- Installation of a 4-inch perforated polyethylene piping equipped with filter fabric on top of the dirt floor, including the filled finished basement area, around the perimeter of the basement and through the center of the basement.
- Placement of a 20-mil reinforced polyethylene vapor barrier over the dirt floor in the crawl space area and the filled basement area above the perforated piping. The vapor barrier shall be overlapped and sealed in accordance with the manufacturer's recommendations. The vapor barrier shall also be secured to the building foundation in accordance with the manufacturer's recommendations.
- Connection of the perforated piping to exhaust piping equipped with an inline "radon type" exhaust fan such as a Fantech Rn2 or equal.
- Installation of the exhaust pipe above the surface of the roof and 10 feet or more above the ground and at least 10 feet away from windows, doors, or other openings to the building.
- Installation of the exhaust fan outside of the livable area.

It has been indicated that the existing building may be removed and a new building constructed on the Site. Should the existing building be removed and a new building constructed, the appropriate vapor mitigation measures should be incorporated into the design and construction of the new building.

If you have any questions or if you would like to further discuss the results of the evaluation completed, please contact me at 860-410-2924.

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "T. Salimeno", is written over a horizontal line.

Thomas J. Salimeno, P.E., L.E.P.
Technical Practice Leader



February 11, 2020

Mr. Jim Mahoney
Town of Berlin
240 Kensington Road
Berlin, CT 06037

RE: 861 Farmington Avenue – Berlin, CT

Dear Jim:

Pursuant to previous correspondence and dialogue concerning the property located at 861 Farmington Avenue – Berlin, in the following please find a recap of several scenarios and proposals from Newport Realty Group. These various scenarios address; (1) maintaining the building located at 861 Farmington Avenue, providing the ability to renovate and re-tenant, (2) costs to abate and demolish the structure, and (3) purchase scenarios and pricing.

Purchase Scenarios and Background: The purchase / sale price agreed to between the Town of Berlin and Newport Realty Group (NRG) for 861 Farmington Avenue is \$85,000. As both the Town and NRG have discovered through their due diligence, the costs of remediating the environmental matters affecting this property are exceeding the purchase price and its overall net value prior to costs of any physical improvements necessary to re-lease the existing retail and apartment space(s).

1. **Maintain the structure:** Scope of work and cost estimate to be paid for by the Town of Berlin to perform the work necessary to basically seal-off the basement to address the environmental matters at this property caused by groundwater migration from 889 Farmington Ave: \$97,155
2. **Abate / Demolition quotes – please see attached:**
 - a. KGM Construction and Excavation, Inc: \$60,000 (*does not* include costs for environmental abatement work - this work would add over \$28,500 to KGM's quote)
 - b. Manafort Brothers: \$82,500 (*does* include costs for environmental abatement work)

Newport Realty Group, LLC – 710 Main Street, Suite 11 – Plainville, CT 06479 – NewportRealtyGroupCT.com
Developers – Builders – Brokers

- c. Note: Additional costs for demolition shall include temporary fence, permit fees, utility disconnects, etc: \$7,500 +/-
- d. Report from Eagle Environmental describing the scope and cost of work for environmental abatement work necessary prior to demolition: \$28,531.25

Selecting the scenario of retaining the existing building and abating the environmental matters and repurposing the structures on the property will still require ongoing monitoring which would generate additional costs for the Town. In addition, the construction and layout of the existing 861 Farmington Avenue building is not up to current standards. A new building will be designed to be integrated into the larger TOD project, have a more efficient layout, more rental space, generate more tax revenue for the Town and be more attractive to prospective tenants because it can be customized to meet tenant needs. Also, the Town and Newport are in the process of talking to the owners of 873 Farmington Avenue about the potential to integrate the development of 873 and 861 Farmington Avenue. A number of layouts have been prepared and one of the preferred layouts shows demo the existing building and construction of a new building to the east of its current location and closer to the road. The advantages of moving the building footprint are that it would provide the potential to create a plan with a set of buildings located closer to the street, an efficient parking layout, additional building space at 873 Farmington Avenue, landscaping and green space along Farmington Avenue and location of a 2 way access and egress for the project at 861 Farmington Avenue to eliminate and space curb cuts and create a safer traffic flow. These changes would help create a "Main Street" feel at this location. Therefore, based on the expenses and considerations described above, and from a practical approach, it is our suggestion that the Town and NRG pursue strategies and actions necessary to demolish the two structures (main building and garage) residing on the 861 Farmington Ave. property. NRG proposes to construct a 2,500 +/- square foot commercial building on-slab on the property in a location that would allow NRG to incorporate the structure and its parking into the overall Steele Center @ Farmington Avenue development. We estimate the costs, including, site work, construction and finishes will equate to \$400,000 +/- . A building would be constructed that's appealing, and more easily leasable to high-quality long-term tenants.

3. Purchase / Sale Scenarios:

1. The Town coordinates and funds sealing-off the basement, places the ELUR on the property and is responsible for any possible ongoing monitoring. NRG pays \$85,000 to purchase the property, and makes the investments necessary to re-purpose the building
2. The Town coordinates and pays for the demolition costs of the property - NRG pays the Town \$85,000 to purchase the property
3. NRG coordinates and pays for the demolition, and NRG pays \$10,000 to purchase the property

Please don't hesitate to contact us if you should have questions or need any additional information.

Thank you,



Tony Valenti,
Newport Realty Group, LLC

cc: Mark Lovely
Newport Realty Group, LLC

Enclosures

Andra Lou Millerd
1231 Orchard Rd
Kensington, CT 06037
January 20, 2020

Town Manager Aroscha Jayawickrema, Mayor Mark H. Kaczynski,
Deputy Mayor Brenden T. Luddy, Councilor JoAnn Angelico-Stetson,
Councilor Charles R. Paonessa, Councilor Peter A. Rosso,
Councilor Mike Urrunaga, Councilor Donna Veach

Greetings:

My name is Andra Lou Millerd and I am one of the Commissioners on the Berlin Historic District Commission. I'm writing to each member of the Town Council and to the Town Manager asking each of you to advocate for the preservation of a building the Town purchased in the past, 861 Farmington Ave (former home of Country Kitchen and the Drain Doctor). I have attached an email exchange between Lorraine Stub (Vice Chairwoman of the Historic District Commission) and Jim Mahoney which outlines the particular issue with this property (see attached). Please read this attachment, it will give you a clear understanding of the issue at hand.

In a nutshell our understanding is the original intent was to convey this building to Newport Realty Group LLC with the explicit instructions that they would preserve and maintain the building. We've been informed that this language is in the contract, but the contract is yet to be signed. Recent developments have identified an environmental problem with the building where one option being discussed to remedy the situation is to demolish the building.

While the purview of the Historic District Commission does not pertain to buildings outside the defined district, each of us feels we have an obligation to the town to try and preserve our history and to preserve older buildings that define the character of our town. 861 Farmington Ave certainly falls in area. I'm asking each one of you to take a particular interest in this property and use your influence to preserve this property. The easy way out is to demolish this building, but a little piece of Berlin will disappear with that action.

I'd like to remind the Council and the Town Manager that Berlin, Connecticut became a "Certified Local Government" on May 24, 2012. The following is an excerpt from the National Park Service outlining what it means to be a "Certified Local Government". We made a commitment to historic preservation.

"Preservation through Partnership: this is the goal of the Certified Local Government (CLG) Program. Local, State, and Federal governments work together in the Federal Preservation Program to help communities save the irreplaceable historic character of places. Through the certification process, communities make a local commitment to historic preservation. This commitment is key to America's ability to preserve, protect,

and increase awareness of our unique cultural heritage found in the built environment across the country. " (<https://www.nps.gov/clg/>)

I would implore the Town Council and the Town Manager to leverage these preservation partnerships with the State and Federal governments to find a remediation solution other than demolition. Perhaps grant money can be found to offset the cost of one of the remediation options that would preserve this building.

We unfortunately lost a precious piece of history in this area when fire destroyed the old train station. This one is in our control. Please help us retain a piece of Berlin's charm and history.

Respectfully Submitted:
Andra Lou Millerd

Attachments

Email from Lorraine Stub

From: L Stub <lstub@comcast.net>

Sent: Wednesday, January 8, 2020 1:01 PM

To: jmahoney <jmahoney@town.berlin.ct.us>; cedge <cedge@town.berlin.ct.us>

Cc: Mark Kaczynski <mkaczynski@town.berlin.ct.us>; Aroscha Jayawickrema <ajayawickrema@town.berlin.ct.us>

Subject: 861 Farmington Avenue

Dear Jim and Chris,

You will recall we have had emails and conversation about this property in the past. As you know, the historic community has always advocated for preservation of buildings in our downtown that contribute a sense of place and character. We had a presence during planning meetings for the new Kensington Village. Much time and money was spent on the town gathering input from us. As we've said before, we are supportive of the new development, but most people want to keep a small town feel, and the best way to do this is through preservation of existing structures that have some architectural significance or important local history. This is central to contemporary downtown planning theory. It is common knowledge that towns that preserve their historic architecture are more vibrant and successful.

When last we communicated, I was told that the town was to buy 861 Farmington Avenue with the intention it would be sold to the developer. I understood the yard and garage behind it was key to remediating the brownfield site behind it. I was also told the plan was to have a legal worded agreement that the new owner must preserve the building. Jim will recall that was not done with the KGS building and so the town forever lost control of an important historic structure.

At our HDC meeting this week, Maureen Giusti gave us a heads up that the town may now be demolishing the building over issues with abatement. She didn't have details on the issues, but said it was possible the basement could be filled with concrete. She said there is discussion about possibly preserving the facade and that Brian Humes is working on that, but Brian Humes is not a historic preservation architect. We would hope someone with specific extensive experience would be involved in assessing the situation.

As we've stressed in the past, we want to see a good mix of old and new structures in the Farmington Avenue area. It's wonderful that the old firehouse was repurposed years ago. The building at 861 was built a decade later in 1934, but the owner had an eye to mirroring the brick pattern design of the firehouse. As you know the brick industry was key to our town's development history. Over 20 brickyards operated here and we were the hub of that activity in the Northeast. That we have two Berlin brick buildings with distinctive architecture close to each other is key to maintaining a historic feel to Farmington Avenue. Chris, you and I have even talked about adding historic story boards to a trail and park area in the Village. The pond adjacent was a brick yard clay pit, as were the ponds at Stop & Shop and elsewhere in town. It's something on which we should be capitalizing.

If 861 is torn down, it will be another thorn in the memories of townspeople. We need Town Hall to take preservation seriously. We keep losing too many distinctive buildings.

Also again want to remind all that the HDC and Town of Berlin were designated "Certified Legal Government" status by the State of CT preservation office and the National Park Service. One of our responsibilities is to advocate for historic preservation throughout town, and town officials signed an agreement to that affect some years ago. That charge applies not only to HDC members but to town officials.

I'm anticipating other HDC members to soon be sending a collective letter with our concerns. Historical Society members are also concerned, and I know many townspeople have contacted me over the past couple years about 861's status.

Can you share details of why 861 has suddenly become a problem and what steps you are taking to preserve it?

Thank you all.

Lorraine Stub

Response from Jim Mahoney

From: jmahoney <jmahoney@town.berlin.ct.us>
Subject: Re: 861 Farmington Avenue
Date: January 8, 2020 at 4:17:12 PM EST
To: L Stub <lstub@comcast.net>, cedge <cedge@town.berlin.ct.us>
Cc: Mark Kaczynski <mkaczynski@town.berlin.ct.us>, Aroscha Jayawickrema <ajayawickrema@town.berlin.ct.us>, mgiusti <mgiusti@town.berlin.ct.us>

Hi Lorraine

I hope that all is well with you.

Our contract with Newport Realty Group LLC requires that the building be retained and that the garage be demolished. As we have done additional due diligence we decided that we wanted to eliminate the potential for any vapors related to the groundwater plume from 889 Farmington Avenue from entering the building at 861 Farmington Avenue. We had done vapor sampling but there is a sump pump in the basement that creates a potential conduit for these vapors so we would need to eliminate the sump pump. Given the high groundwater table the elimination of the sump pump would require a number of actions including raising the basement floor of the building which would require relocation of the power supply, furnace and oil tank (in addition to other vapor control measures). We got cost estimates for this work and the cost is significant when compared with the contracted sale price (the sale price is \$85,000 and is conditioned on the Town filing an Environmental Land Use restriction on the Property and retaining access to the site for testing and possibly to discharge treated groundwater, etc.).

We are still gathering information and evaluating these issues. The developer has proposed based on their analysis that the Town allow the building to be demolished so

Maureen provided information to the HDC in order to keep them informed on the issue. Once staff completes its review we create a report, inform the HDC and make a recommendation to the Town Council. If we recommend the demolition of the building it will require approval of the Town Council after a new section 8-24 review by the Planning and Zoning Commission.

I recall our past discussions about this matter and I understand your concerns. Once we finish our analysis we will share our information and conclusions.

All the Best

Jim



Berlin Historical Society

P.O. Box 8192
Berlin, CT 06037
March 3, 2020

Town Manager Aroscha Jayawickrema, Mayor Mark H. Kaczynski,
Deputy Mayor Brenden T. Luddy, Councilor JoAnn Angelico-Stetson,
Councilor Charles R. Paonessa, Councilor Peter A. Rosso,
Councilor Mike Urrunaga, Councilor Donna Veach

Greetings:

The building at 861 Farmington Avenue is one of the few unique structures left on a stretch of road that defines our town. While it is less than 100 years old, it mimics the architecture of a similar building (Joel's Hair Salon AKA the original Kensington Fire Dept.), and undoubtedly is constructed with brick from Berlin's signature brickyards. I cannot think of a better way to highlight one of our town's biggest legacies than this. At one time Berlin was known as the brick capital, and the clay deposits were discovered during the building of the railroad. The old Star restaurant in its day saw many a discussion from the depression to the bombing of Pearl Harbor and on to the assassination of President Kennedy and 9/11. Maybe some of you have a story from that establishment.

There are already a number of new buildings on Farmington Avenue in the vicinity of the railroad station, and more will be built with the new plans. New buildings can be nice, but an eclectic mix gives a better sense of the flavor of a town. We have some gems, like the Labieniec Barn and Tavern on the Trax, but I worry that they could be overshadowed by a glut of 21st century architecture that will dilute the sense of 'country charm' that we boast about on our town website.

We have lost some iconic buildings in the past: our beloved train station, and Kensington Grammar School. The loss of KGS was a mistake we cannot afford to repeat. The town needs to do whatever it takes to preserve 861 Farmington Avenue and ensure that it is not destroyed.

Sincerely Yours,

Sallie Caliandri

President, Berlin Historical Society

**Town of Berlin
Historic District Commission
Town Hall - Berlin CT 06037
Room 121 - March 2, 2020 at 7:00 pm
Meeting Minutes**

Chairman Lorraine Stub called the meeting to order at 7:00 p.m.

Roll Call

Members Present

Lorraine Stub seated Vice Chairman, Bill Cink, Andra Lou Millerd, Richard Bennett seated, Herbert Watson, seated

Members Absent

Chairman Susan Skene
Amy Prescher
Pam Pethigal, Alternate

Audience of Citizens

A.J. Cherenzia

Public Hearings for Certificate of Appropriateness

HD 2020-01 request of Karen Balaban for property at 1096 Worthington Ridge, to replace existing garage doors and replace windows with energy efficient ones.

Mrs. Balaban submitted a picture of the property as is to the Commission. She reported that the doors are falling apart and an animal ripped up the insulation on the inside of the door. The proposed garage doors are similar in material but have carriage windows. Most of the existing windows are six over six and will be replaced with the same as they are now. The windows will be double hung vinyl windows. The window contractor brought a sample of the actual window to show the commission.

Commissioner Bennett moved to close the public hearing, seconded by Commissioner Millerd, passed unanimously.

Deliberation of Public Hearing

HD 2020-01 request of Karen Balaban for property at 1096 Worthington Ridge, to replace existing garage doors and replace windows with energy efficient ones. .

Commissioner Cink moved to approve the COA as presented on application to replace existing garage doors and replace windows with energy efficient ones at 1096 Worthington Ridge, seconded by Commissioner Bennett, passed unanimously.

Public Hearings for Certificate of Appropriateness

HD 2020-02 request of Douglas T. Myers for property at 775 Worthington Ridge, to install a storage building in the rear yard and extend the COA HD#2019-03 granted April 1, 2019 for fencing.

Mr. Myers brought pictures of the property to show the Commission. He is proposing to install a shed for his wife to use as an art shed for her artwork. The shed will not be visible from the road. He is also proposing changing from a picket fence on the north side to a solid picket fence and from a stockade fence on the south side to a vinyl coated chain link.

Commissioner Bennett moved to close the public hearing, seconded by Commissioner Millerd, passed unanimously.

Deliberation of Public Hearing

HD 2020-02 request of Douglas T. Myers for property at 775 Worthington Ridge, to install a storage building in the rear yard and extend the COA HD#2019-03 granted April 1, 2019 for fencing.

Vice Chairman Stub moved to extend the COA HD#2019-03 granted April 1, 2019 good through April 1, 2021 for fencing, 775 Worthington Ridge, seconded by Commissioner Cink, passed unanimously.

* The shed and fencing material are not being voted on since the shed and fence type is not visible from the street view.

Review and Action on Minutes – January 6, 2020

Commissioner Cink to approve the minutes, seconded by Commissioner Bennett, passed unanimously with the following paragraph corrections:

Vice Chairman Stub reported that the Berlin Free Library is going to forgo applying for a grant for the restoration. They are proposing to use endowment money. She also re-reported that an old inn at 673 Spruce Brook Road is proposed to be torn down. She has been talking about structural issues with the developer who bought the property.

Maureen Giusti reported property at 861 Farmington Avenue near the Newport Development needs some testing done because of possible contamination. An architect consulted by the town is looking at these properties to determine whether this building can be saved. Vice Chairman Stub expressed that she was told over and over that this building purchased by the town would remain intact and not be torn down. She would like to see better communication between the town, the building department and this Commission when it comes to possible demolitions of old buildings. Commissioner Bennett and other members recommended sending a letter to the Mayor, Town Manager and Town Council explaining the historical significance of this property.

Commissioner Watson would like to reinstate the Tree Committee. He would like to see collaboration between the town and the Commission.

Commissioner Millerd would like to reinforce the importance of appropriate architectural drawings and examples of materials prior to the approval of the COA. The commission agreed that the pre and post interview would help establish this process more efficiently.

861 Farmington Avenue - Commissioner Millerd wrote a letter to the town officials explaining the importance of the historic value of the property. Maureen Giusti presented a letter from Catherine Labadia, Deputy State Historic Preservation Officer regarding the property. See attachments

"Chairman Stub reminded members to look out for a mini series in the area of educational seminars for HDC members" presented by Preservation Connecticut.

The Commissioners expressed interest in going through the Historical Guidelines as a group at the next meeting. Maureen Giusti explained that the reasoning for approvals and denials on applications should be clearly written in the minutes. The approvals are granted on a case-by-case basis. The standards are what should be consistent.

Adjournment – Commissioner Bennett moved to adjourn the meeting at 9:00 pm and seconded by Commissioner Millerd passed unanimously.

Respectfully Submitted,

Marlo Matassa, Recording Secretary

December 23, 2019

Mr. Jim Mahoney, Economic Development Coordinator
Town of Berlin
240 Kensington Road
Berlin, CT 06037

Re: 861 Farmington Avenue
Berlin, CT

Dear Mr. Mahoney,

At the request of the Town of Berlin, I viewed the property and structure located at 861 Farmington Avenue to determine if the existing facility poses any historic significance to the State of CT, Town of Berlin, or the Kensington Village District.

The property at 861 Farmington Avenue is a rectangular parcel of approximately 1.20 acres and contains two (2) structures. The main structure is a 2-story masonry framed building (2,532 s.f.) with exterior exposed masonry, vinyl siding, and flat roof. The secondary structure is a 1-story masonry framed building (990 s.f.) serving as garage / storage space.

The main structure is reportedly constructed circa 1934. The property and structures are of fair to average quality and both structures have undergone building additions / reconfigurations since first being constructed. While the subject parcel is located within the Farmington Avenue corridor, the area is currently not listed within any federal, or state, historic district. Neither structure is currently listed on any federal, or state, historic registry.

The main structure has also undergone recent improvements including flat roof replacement, window replacements, door replacements, sign / lighting improvements. None of the recent improvements were completed according to any historic commission guidelines or funding sources.

Based upon my review of the subject parcel and structures, I do not have any reservations stating they do not appear to exhibit any historic significance on a federal, state, or local level. Masonry detailing on the exterior is patterned, but not historically significant.

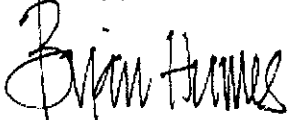
Mr. Jim Mahoney

2

December 23, 2019

I trust that this satisfies your request for our review of 861 Farmington Avenue for any historic significance. If you have any questions, or need any additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian W. Humes". The signature is fluid and cursive, with the first name "Brian" being more prominent than the last name "Humes".

Brian W. Humes, AIA
Jacunski Humes Architects, LLC

PROJECTS BERLIN VILLAGE DISTRICT CONSULTANT 02



Department of Economic and
Community Development

State Historic Preservation Office

February 27, 2020

Mr. Jim Mahoney
Town of Berlin, Economic Development
240 Kensington Road
Berlin, CT 06037
(via email)

COPY
Distributed to HDC
on 3/2/2020

Subject: Potential Demolition
861 Farmington Avenue
Berlin, Connecticut

Dear Mr. Mahoney:

The State Historic Preservation Office (SHPO) has received a request to review the building located at the referenced address. SHPO understands that the Town of Berlin purchased this property to facilitate additional development and demolition of the referenced building may be required. There are no archaeological sites or properties listed on the National Register of Historic Places (NRHP) recorded within, or immediately adjacent to, the subject property. During an evaluation of the area for the New Haven Hartford Springfield High Speed Rail Program, it was determined that because of substantial historic loss, new construction, and alterations, the few historic buildings that remain are not eligible for listing on the NRHP as a historic district. The subject property, constructed during the early twentieth century, is a common style brick commercial building that has lost original historic fabric (e.g. all windows have been replaced). The property has no known affiliation with significant people or events. Therefore, it is not eligible for individual listing or as a contributing element to a historic district on the NRHP.

SHPO has no objection to the demolition of 861 Farmington Avenue, but does encourage the Town to explore all options to its retention as one of the few remnants of a thriving historic center. In this regard, SHPO would like to point out that rehabilitation of existing structures is not only environmentally friendly, but reuse creates an urban livability that attracts talented professionals. As the World Bank reported in the Urban Development Series titled the *Economics of Uniqueness*, "...heritage is a differentiator that attracts talent to cities." In other words, those cities that invest in historic assets also provided an enabling environment for job creation because people are drawn to old places. These places spur our imagination and retain a sense of distinctiveness that does not exist in modern building forms.

SHPO appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act. For additional information, please contact me at (860) 500-2329 or catherine.labadia@ct.gov.

Sincerely,

Catherine Labadia
Deputy State Historic Preservation Officer

cc: Moore, DECD

State Historic Preservation Office

430 Columbus Boulevard, Suite 5 | Hartford, CT 06103 | P: 860.500.2300 | CultureandTourism.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender



861 Farmington Ave.

October 24, 2019

**Grade Existing Sand 2' High on Basement
Install Vapor Barrier to Wall
Install Venting below Vapor Barrier with Pipe through Roof with Radon Fan
Demo Electrical in Basement
Install 2 new 200 Amp Electrical Panels and Circuits in 1st and 2nd Floor
Dig Sewer Line in Driveway and Raise in Basement for Clean Out
Remove Oil Tanks
Remove Existing Heating Systems
Install 2 new 96% Efficient HVAC Systems (Make Heil)
Reframing of Stairs and Door to Basement to Seal Basement Off**

Total Price:

\$97,155.00

P 860.276.8068 • F 860.621.5810 • 710 Main St. Suite 11 • Plantsville, CT 06479 • www.buildalovleyhome.com

Commercial and Residential Builders and Developers



414 New Britain Avenue, P.O. Box 88, Plainville, CT 06062
Ph: 860.229.4853 | 860.747.4861 | www.manafort.com

November 20, 2019

Mark Lovley
Lovley Development
710 Main Street
Plantsville, CT 06479

Re: 861 Farmington Avenue, Berlin - Demolition Quote
Demolition Proposal -

Dear Mr. Lovley,

Manafort Brothers, Inc. is pleased to submit a proposal to demolish the structures located at 861 Farmington Avenue, Berlin, Connecticut. Our price includes complete demolition and removal of the entire structure, slab and foundation removal to two feet below grade, remaining foundation broken up for clean fill, site leveled to surrounding elevation, asbestos abatement, utility cut and caps, disposal costs and permit fees. The remaining area will be overlaid with four inches of top soil once the remaining void has been backfilled to meet grade level. Manafort will disconnect and cap the utilities at the property line.

Excluded from this proposal is the, landscape or sidewalk restoration, temporary fencing, and pavement removal.

For the above mentioned work, Manafort Brothers, Inc. shall receive the sum of \$82,500.00

Manafort Brothers, Inc. is fully equipped and experienced in this type of work and would be pleased to provide additional pricing for work not included in this proposal pertaining to future construction/site work at this location. We have a comprehensive insurance and risk management program covering all of our companies and their related operations.

We look forward to the opportunity of working with you on this project. Please feel free to contact our office with any questions or concerns you may have.

Sincerely,

MANAFORT BROTHERS, INC.

Jason Van Czak
Senior Estimator

Affirmative Action Equal Opportunity Employer - M/F/Disability/Vet

Demolition Remediation Abatement	Nuclear Decommissioning	Concrete	Civil & Utility	Power	Rail & Mass Transit	Highway & Bridges	General Contracting	Alternate Project Delivery
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KGM Construction and Excavating, Inc.

*43 Averyll Ave, Wolcott CT, 06716
Phone (860) 620-0805 Fax (860) 628-3184*

11/7/19

DEMOLITION QUOTE FOR 861 FARMINGTON, CT

Demolish front building and garage including foundations. Includes removal of rubble and debris from site to approved dump facility, disconnecting sewer and water on private property, and filling in excavation to a 3/1 slope with onsite material for safety.

\$60,000.00

Does not include: environmental testing or remediation, removal of parking lot, going into town property for water and/or sewer disconnection, environmental issues, fencing, any fees payable to town or utility companies, or dust control.



EAGLE
Environmental, Inc.

- Industrial Hygiene / IAQ
- Hazardous Building Materials
- Environmental Assessments
- Laboratory Services & Training

November 21, 2018

Mr. Christopher Edge
Economic Development Director
Town of Berlin
240 Kensington Road
Berlin, Connecticut 06037

RE: Pre-Demolition Hazardous Building Materials Inspection Report
861 Farmington Avenue
Kensington, Connecticut
Eagle Project No. 18-223.10T1

Dear Mr. Edge:


Please find the report for the hazardous building materials inspection conducted of the building and garage at 861 Farmington Avenue located in Kensington, Connecticut. The scope of services included an asbestos-containing materials inspection, lead-based paint screen and an inspection for universal waste materials.

The inspection was performed to support the demolition of the building.

Please do not hesitate to contact us if you have any questions regarding the contents of this report.

Sincerely,
Eagle Environmental, Inc.


Report Prepared By:
Chris Liberti
Senior Project Manager


Report Reviewed By:
Ashis Roychowdhury
Executive Vice President

cc: James T Mahoney / Town of Berlin

\\Eagle\corp\2018 Files\2018 Reports\Berlin, Town of\861 Farmington Ave\861 Farmington Ave - HAZ.doc

8 SOUTH MAIN STREET, SUITE 3 • TERRYVILLE, CT 06786
PHONE (860) 589-8257 • FAX (860) 585-7034

APPENDIX 4
ABATEMENT AND CONSULTING COST ESTIMATES

HAZARDOUS MATERIALS ABATEMENT AND CONSULTING COST ESTIMATES

861 FARMINGTON AVENUE KENSINGTON, CONNECTICUT

ASBESTOS ABATEMENT COST ESTIMATE-CONFIRMED ACM

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
9X9 TAN AND GREEN FLOOR TILE	285	\$ 5.50 SF	\$ 1,567.50
9X9 TAN FLOOR TILE AND ASSOCIATED MASTIC (GARAGE	18	\$ 25.00 SF	\$ 450.00
CERAMIC TILE ADHESIVE AND GROUT	84	\$ 10.00 SF	\$ 840.00
CHIMNEY TAR AND FLUE CEMENT	65	\$ 10.00 SF	\$ 650.00
WINDOW AND DOOR CAULK	335	\$ 4.00 SF	\$ 1,340.00
FLASHING CEMENT AT PARAPET, CHIMNEY AND ROOF	148	\$ 5.00 SF	\$ 740.00
TOP LAYER BUILT-UP ROOFING	130	\$ 5.00 SF	\$ 650.00
BOTTOM LAYER ROOF FELT	440	\$ 6.00 SF	\$ 2,640.00
SUBTOTAL			\$ 8,877.50
ASBESTOS ABATEMENT CONTINGENCY			\$ 887.75
ASBESTOS TOTAL			\$ 9,765.25

ASBESTOS ABATEMENT COST ESTIMATE-ASSUMED ACM

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
WALL PANEL ADHESIVE	36	\$ 15.00 SF	\$ 540.00
PAPER UNDER HARDWOOD FLOOR	420	\$ 5.00 SF	\$ 2,100.00
CERAMIC FLOOR TILE ADHESIVE	120	\$ 7.00 SF	\$ 840.00
SUBTOTAL			\$ 3,480.00
ASBESTOS ABATEMENT CONTINGENCY			\$ 348.00
ASBESTOS TOTAL			\$ 3,828.00

KNOWN AND ASSUMED ACM ABATEMENT TOTAL \$ 13,593.25

LEAD BASED PAINT COST ESTIMATE

MATERIAL: PAINT REMOVAL AND DISPOSAL FROM ALL INTERIOR WOOD AND MASONRY FROM ALL BUILDINGS. LIMITED WOOD COMPONENT REMOVAL AND DISPOSAL AS HAZARDOUS LEAD WASTE DURING RENOVATIONS AND REPAIRS FOR ALL BUILDINGS.

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
LEAD BASED PAINT REMOVAL & DISPOSAL ALLOWANCE	1	\$ 5,000.00 SUM	\$ 5,000.00
SUBTOTAL			\$ 5,000.00
LEAD DEMOLITION CONTINGENCY			\$ 500.00
LEAD DEMOLITION TOTAL			\$ 5,500.00

UNIVERSAL WASTE ABATEMENT COST ESTIMATE

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
BALLASTS DISPOSAL	13	\$ 25.00 EA	\$ 325.00
LIGHT TUBES DISPOSAL	210	\$ 1.00 EA	\$ 210.00
SMOKE DETECTOR DISPOSAL	2	\$ 5.00 EA	\$ 10.00
SPENT ELECTRONICS	0.5	\$ 150.00 CY	\$ 75.00
LABOR	0.5	\$ 500.00 DAY	\$ 250.00
SUBTOTAL			\$ 870.00
UNIVERSAL WASTE ABATEMENT CONTINGENCY			\$ 87.00
UNIVERSAL WASTE TOTAL			\$ 957.00

CHLOROFLUOROCARBONS ABATEMENT COST ESTIMATE

MATERIAL	QUANTITY	UNIT COST	TOTAL COST
AC UNITS/HVAC UNITS	6	\$ 100.00 EACH	\$ 600.00
LABOR	0.5	\$ 500.00 EACH	\$ 250.00
SUBTOTAL			\$ 850.00
CHLOROFLUOROCARBONS ABATEMENT CONTINGENCY			\$ 85.00
CHLOROFLUOROCARBONS TOTAL			\$ 935.00

HAZARDOUS MATERIALS ABATEMENT SUBTOTAL \$ 20,985.25

HAZARDOUS MATERIALS CONSULTING COST ESTIMATE

CONSULTING COST	QUANTITY	UNIT COST	TOTAL COST
ADDITIONAL ASBESTOS/TCLP COLLECTION	1	\$500.00 DAY	\$ 500.00
ADDITIONAL ASBESTOS SAMPLE ANALYSIS	9	\$20.00 EA	\$ 180.00
ADDITIONAL TCLP SAMPLE ANALYSIS	2	\$80.00 EA	\$ 160.00
ADDITIONAL ASBESTOS/TCLP SAMPLING REPORT	1	\$250.00 EA	\$ 250.00
ALTERNATIVE WORK PRACTICE DEVELOPMENT	1	\$500.00 EA	\$ 500.00
ASBESTOS ABATEMENT SPECIFICATIONS	1	\$1,250.00 EA	\$ 1,250.00
LEAD ABATEMENT SPECIFICATIONS	1	\$500.00 EA	\$ 500.00
ABATEMENT PLAN DRAWINGS	1	\$250.00 EA	\$ 250.00
PREBID CONFERENCE	1	\$350.00 EA	\$ 350.00
DAILY MONITORING/CLEARANCES	3	\$550.00 DAY	\$ 1,650.00
ADMINISTRATION	4	\$50.00 HOUR	\$ 200.00
PROJECT MANAGEMENT	4	\$90.00 HOUR	\$ 360.00
PRINCIPAL/VP MANAGEMENT	2	\$130.00 HOUR	\$ 260.00
DOCUMENTATION OF RECORDS REPORT	1	\$450.00 EA	\$ 450.00
SUBTOTAL			\$ 6,860.00
CONSULTING CONTINGENCY			\$ 686.00
CONSULTING TOTAL			\$ 7,546.00

GRAND TOTAL \$ 28,531.25

TO: The Honorable Mayor and Town Council
FROM: Arosha Jayawickrema, Town Manager
DATE: March 31, 2020
SUBJECT: Authorization for the Town Manager to Apply for an AARP Community Challenge Grant

Summary of Agenda Item:

AARP has issued an invitation to submit applications for a Community Challenge Grant. This grant program provides small grants to fund "quick-action" projects that can help communities become more livable for people of all ages. Applications are being accepted for projects to improve housing, transportation, public space, technology ("smart cities"), civic engagement and more. A number of past grants in Connecticut have been made to support improvements to enhance public spaces. Staff requests that the Town Manager be authorized to apply for an AARP Community Challenge Grant in the amount of \$75,000 to create a recreation and fitness trail at Pistol Creek that will be accessible to people of a range of ages and abilities. This recreational/fitness trail will take advantage of the recently repaved trail sections and the new handicap accessible parking lot at Pistol Creek.

Action Needed:

Move authorized the Town Manager to apply for an AARP Community Challenge Grant in the amount of \$75,000 to create a recreation and fitness trail at Pistol Creek that will be accessible to people of a range of ages and abilities.

Attachments:

None

Prepared By:

Jennifer Ochoa, Parks and recreation Director

Steven Woods, Public Grounds

Jim Mahoney, Economic Development Coordinator JM

Agenda Item No. 17
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: March 30, 2020

SUBJECT: Authorization for an Amendment to a Contract with Cardinal Engineering to provide additional Consulting Services related to the Main Street Streetscape Phase 2 Project

Summary of Agenda Item:

The Town received a \$500,000 STEAP grant to fund the construction of phase II of streetscape improvements for the Kensington Center area. The Town Council selected Cardinal Engineering to serve as the Town's Engineering consultant for the project and authorized the Town Manager to enter into a contract with Cardinal Engineering, for an amount not to exceed \$43,200. Subsequently, the Town Council authorized an additional fee of \$14,000 for additional survey and analysis of plan options. Now staff recommends that we proceed with a modified version of the original scope of work plus repair/modification of elements from phase 1. The STEAP grant is planned to be used for the new work and Grant Road Improvement Account for the repairs. Cardinal has submitted a proposal for additional concept and final design work and for added construction administration services. The additional fee exceeds the approved contingency so staff requests that the Town Council approve the proposal for additional services in the amount of \$22,000, increase the maximum contract sum to \$79,200 (to maintain a contract contingency) and authorize the Town Manager to enter into a contract amendment with Cardinal Engineering for \$22,000, half of that amount (\$11,000) funded from 140.20.2037.0.54000.00509, Grant Road Improvement and half (\$11,000) from 504.10.1017.0.53466.00000, STEAP Main Street Streetscape Improvements, Phase II.

Actions Needed:

Move to approve the proposal from Cardinal Engineering for additional services in the amount of \$22,000, to increase the maximum contract sum to \$79,200 and to authorize the Town Manager to enter into a contract amendment with Cardinal Engineering for \$22,000 to be funded from accounts, Grant Road Improvement and STEAP Main Street Streetscape Improvements, Phase II.

Attachments:

1. Proposal from Cardinal Engineering dated March 9, 2020.
2. Sufficiency of funds

Prepared By:

Jim Mahoney, Economic Development Coordinator

Michael Ahern, Public Works Director

Christopher Edge, Economic Development Director

CARDINAL

ENGINEERING ASSOCIATES

3 Colony Street • Meriden, CT 06451 • T 203-238-1969 • F 203-630-2056 • cardinal-engineering.com
457 Bantam Road, Suite #3 • Litchfield, CT 06759 • T 860-361-6395

April 1, 2020

Mr. Michael Ahern, P.E.
Town Engineer and Director of Public works
240 Kensington Road
Berlin, CT 06037

**Re: Amendment No. 3
Main Street Phase II Streetscape**

Dear Mr. Ahern,

As a follow-up to our recent meeting and direction to finish the project, Cardinal is requesting an amendment to our contract to complete the same. This Amendment No. 3 covers services provided since May of last year, updating the conceptual design, several times, updating cost estimates and attending meetings. In addition to the above the amendment will cover the extra cost for redoing the Main Street portion of the project.

SCOPE OF SERVICES

Refer to original scope of services dated April 17, 2017 and ATTACMENT A attached to the original agreement.

Task 1 – Revised Conceptual Plan

- a. Revise the concept plan prepared previously to include comments from the Town, including new crosswalks, pedestrian signals, flush islands, tree and light removal and repaving Main Street. Prepare a cost estimate of the same. This revised concept plan and cost estimate will be used by the Town of Berlin for its resubmission to CTDECD.
- b. Discuss the revised concept with affected property owners and ConnDOT District 1
- c. Meetings with Town of Berlin and CTDECD.

Task 2 – Final Design / contract documents for Main Street corrective work as well as replacement of crosswalks and installation of pedestrian signals and paving of Main Street. Coordinate with affected property owners and ConnDOT District 1. Work effort for work under this Amendment to follow original scope of the agreement (Attachment A).

Task 3 – Construction Administration for Task 2 work identified by this amendment. The work covered by this amendment No. 3 will be done concurrently with the work under the original agreement. The total construction time is still estimated at 12-weeks. With the added work effort, it is anticipated that the budget should be increase as noted. This increase however, will

CARDINAL
ENGINEERING ASSOCIATES

be considered as a contingency to the original fee (for Task 3) and be used on an hourly basis as needed.

COMPENSATION

The following is our fee to perform the above scope of services in addition to that originally agreed to (including Amendment Nos. 1&2):

Task 1	\$ 4,500.00
Task 2	\$12,500.00
Task 3	\$ 5,000.00
Total Additional Fee this Amendment	\$22,000.00 L.S.

Attached for your perusal is a spreadsheet of all fees including this Amendment.

Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

CARDINAL ENGINEERING ASSOCIATES, INC.



Gary J. Giroux, P.E.
Sr. Project Manager

Attach.

Main Street Streetscape and Parking Lot, Berlin, CT						
Task	Description	Fee			Total Fee	
		Base	Amendment 1	Amendment 2	Amendment 3	
1	Update Conceptual Plan	\$ 5,500.00	\$ 5,500.00	\$ 2,000.00	\$ 4,500.00	\$ 17,500.00
2	Final Design	\$ 12,500.00			\$ 12,500.00	\$ 25,000.00
3	Const. Admin. Services	\$ 15,500.00			\$ 5,000.00	\$ 20,500.00
	Survey of "Triangle Area"		\$ 8,500.00			\$ 8,500.00
						\$ -
Total Fee		\$ 33,500.00	\$ 14,000.00	\$ 2,000.00	\$ 22,000.00	\$ 71,500.00

Amendment No. 1	Survey of "triangle Area" and preparing concepts of parking
Amendment No. 2	Update concept Plan / cost estimates / meetings
Amendment No. 3	Update concept Plan / cost estimates / meetings;
	Preparing contract documents for revisions to existing conditions that have deteriorated;
	Const. Admin. Services will be a contingency and used on an as needed basis (billed on an hourly basis).

Cardinal Engineering Associates, Inc.

2020 Hourly Rate Schedule

Title	Hourly Rate
Principal-in-Charge	\$ 135.
Project Manager	138.
Sr. Project Engineer	120. - 135.
Project Engineer	110.-125.
Civil Engineer	75.-100.
Senior Civil Engineering Technician	100.
Civil Engineering Technician	70-90.
Hydraulic Engineer	105.
Sr. CAD Technician	100
CAD Technician	75. - 90.
Licensed Surveyor	135.
Party Chief	95.
Surveyor	53.
Senior Inspector	95-110.
Inspector	70-95.

Notes:

1. The above hourly rates include Direct Payroll, Burden, Fringe, Overhead and Profit.
2. Mileage Rate: \$ 0.52/mile



TOWN OF BERLIN

CERTIFICATION OF SUFFICIENCY OF FUNDS

(Sec. 6-10-2 of the Town Charter)

DATE 31-Mar-20

Purchase Item or Contract: Public Works Main Street Improv.		Requested by: Mike Ahern	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1	STEAP Main Street Improvements	\$11,000.00	\$11,000.00
TOTAL			\$11,000.00

Account No. 504.10.1017.0.53466.00000

Budgeted Amount..... \$466,130

Available balance..... \$435,805

Encumbrances to Date..... \$30,325

Amount Needed for This Package..... \$11,000

Expenditures to Date..... \$0


Available Balance After Purchase..... \$424,805

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☒ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:


Finance Director or Assist. Finance Director

☐ I certify that a budget change in the amount of \$ _____ must be processed concurrently with this certification to support this commitment.

Finance Director or Assist. Finance Director

Note: The Meetings will be shown on Comcast Channel 96 and at U-Verse 99 on Mondays at 12 a.m.; 3 a.m.; 6 a.m.; 9 a.m.; 12 p.m.; 3 p.m.; 6 p.m.; and 9 p.m. (a 24-hour period). Saturdays at 12 a.m. and 3 p.m., and Sundays at 9 a.m. You can also view the meeting at www.nutmegtv.org

Note: The Center Front Door will be unlocked for anyone attending the Town Council Meeting.

Venue changed to Board of Education Conference Room

Amended Consent Item #3 to include the amount to be waived.

Executive Session – Pending Litigation – Eversource has been added to the Agenda

**TOWN OF BERLIN
TOWN COUNCIL MEETING
Tuesday, March 17, 2020
Board of Education Conference Room
7:00 P.M.**

A. CALL TO ORDER

Mayor Kaczynski called the meeting to order at 7:00 p.m.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Those in attendance were:

Councilor JoAnn Angelico-Stetson
Mayor Mark Kaczynski
Councilor Brenden Luddy
Councilor Charles Paonessa
Councilor Peter Rosso
Councilor Mike Urrunaga
Councilor Donna Veach

Also in attendance:

Town Manager Aroscha Jayawickrema
Corporation Counsel Jeffrey Donofrio

D. AUDIENCE OF CITIZENS

None

E. MEETING AGENDA – Immediately Following the Audience of Citizens

F. CONSENT AGENDA:

1. **Topic re: Approve the request of the East Berlin United Methodist Church to waive all fees associated with the construction of two handicap bathrooms and a handicap ramp. The total amount of fees to be waived is \$240.00. - Building**
2. **Topic re: Accept monetary donations totaling \$1,561.63 for the Berlin Peck Memorial Library and deposit \$1,150.00 into the digital media lab account for the purchase of an 8mm film converter and other digital media items and deposit \$237.00 into the friends of the library miscellaneous account for the purchase of a museum pass renewal and deposit \$32.83 into the friends of the library credit card account to purchase children's program refreshments and supplies and deposit \$141.80 into the library agency account for the purchase of adult program refreshments and move to accept the donation of CDs and DVDs, with an estimated value of \$508.86 to be added to the appropriate department collections. – Berlin-Peck Memorial Library**
3. **Topic re: Approve the request by the Berlin High School Riding Redcoats Cycling Club and the Connecticut Cycling Advancement to approve a Bike Race to take place at the Hatchery Brook Conservation Area on May 9, 2020, with the conditions that the applicants work with the Conservation Commission to assure that the trails are in a condition to accommodate a bike race and that the trails will be fully restored after the race, and notice the race as discussed and the associated fee waiver for Police Services provided for the event. The amount to be waived is between \$900 to \$965. – Planning and Zoning**

Councilor Luddy moved to approve the Consent Agenda as presented.

Seconded by Councilor Paonessa.

Vote being 7-0. (MOTION CARRIED)

G. PUBLIC HEARINGS

The Town Council of the Town of Berlin will meet at Berlin Town Hall, Council Chambers, 240 Kensington Road, Berlin, CT on Tuesday, March 17, 2020, at 7:00 p.m. for the purpose of holding a public hearing on the following proposed amendment to the Public Golf Course Commission Ordinance:

Amending the Public Golf Course Ordinance, Chapter II, Part J, Section 2-184, Budget; schedule of charges.

Following the public hearing, the Town Council is expected to consider and act upon the amendment to the ordinance.

Mayor Kaczynski convened the public hearing on the following proposed amendment to the Public Golf Course Commission Ordinance:

Amending the Public Golf Course Ordinance, Chapter II, Part J, Section 2-184, Budget; schedule of charges.

Mayor Kaczynski asked if there were any comments from the public.

Being there were none, Mayor Kaczynski closed the public comment section of the meeting.

Mayor Kaczynski asked if there were any comments from the Town Council.

Being there were none, Mayor Kaczynski closed the Public Hearing at 7:05 p.m.

H. NEW BUSINESS:

1. Topic re: Approve “An Ordinance Amending the Public Golf Course Ordinance, Chapter II, Part J, Section 2-184, Budget, schedule of charges.” – Town Clerk

Councilor Luddy moved to approve “An Ordinance Amending the Public Golf Course Ordinance, Chapter II, Part J, Section 2-184, Budget, schedule of charges.”

Seconded by Councilor Paonessa.

Those voting in favor: Councilor Luddy, Councilor Paonessa, Councilor Veach, Mayor Kaczynski

Those voting against: Councilor Angelico-Stetson, Councilor Rosso, Councilor Urrunaga

Vote being 4-3. (MOTION CARRIED)

2. Topic re: Extend the Option Agreement for the purchase of the Knights of Columbus property for an additional 4-month term until July 31, 2020. - Housing Authority

Housing Authority Chairman Joe Bajorski explained that because the Town Council did not support providing the Berlin Housing Authority (BHA) with a Letter of Intent, the BHA would need to move forward with other plans for financing the senior housing project.

Due to coverage in the press, the BHA has been approached by four private entities interested in partnering with them and providing the equity needed to fund the project. The BHA is therefore requesting that the Option Agreement for the purchase of the Knights of Columbus property be extended for an additional 4-month term to allow them to properly solicit information from interested parties.

Councilor Luddy moved to extend the Option Agreement for the purchase of the Knights of Columbus property for an additional 4-month term until July 31, 2020.

Seconded by Councilor Paonessa.

Vote being 7-0. (MOTION CARRIED)

3. Topic re: Approve the transfer of \$3,500 from Contingency in the General Fund to Contractual Services in the Assessor’s Department, pending approval of the Board of Finance. – Finance

Town Manager Aroscha Jayawickrema reminded Town Council members that Tax Management Associates, Inc (TMA) is a national firm that conducts personal property tax audits to identify properties that were previously not taxed by a municipality. TMA is paid 30% of the taxes collected.

Councilor Luddy moved to approve the transfer of \$3,500 from Contingency in the General Fund to Contractual Services in the Assessor's Department, pending approval of the Board of Finance

Seconded by Councilor Paonessa.

Vote being 7-0. (MOTION CARRIED)

- 4. Topic re: Approve the transfer of \$60,000 from Contingency in the General Fund to the Sage I Field Improvements account in the Public Grounds department, pending approval of the Board of Finance. – Finance/Public Grounds**

Finance Director Kevin Delaney stated that originally the request was for \$90,000 from Fund Balance. The Board of Finance did not approve, and requested it be moved from Contingency. The difference in amounts is that the \$90,000 was an estimate based on a feasibility study, but RFP bids have been coming and \$60,000 is a more appropriate figure based on those responses.

Councilor Luddy moved to approve the transfer of \$60,000 from Contingency in the General Fund to the Sage I Field Improvements account in the Public Grounds department, pending approval of the Board of Finance.

Seconded by Councilor Paonessa.

Vote being 7-0. (MOTION CARRIED)

- 5. Topic re: Authorize the Town Manager to retain the services of Joseph Fasi, LLC to prepare bond authorization documents for bridge improvements, and authorize the Town Manager to schedule and advertise for a Public Hearing to be held April 7, 2020 at 7:00 p.m. on an ordinance entitled "An Ordinance appropriating \$1,000,000 for athletic facility improvements (2020), and authorizing the issue of \$1,000,000 bonds to the Town to meet said appropriation and pending the issuance thereof, the making of temporary borrowings for such purpose". – Finance/Public Grounds**

Finance Director Kevin Delaney explained there are health and safety concerns with the bathrooms at Scalise Field and with the playing fields at Percival. After much discussion about the issue of the Town taking on more bonding, and about the current situation with COVID-19 and the uncertainty that brings, it was agreed that the Town Council would authorize the Town Manager to schedule the Public Hearing to keep the process in motion.

Councilor Luddy authorized the Town Manager to retain the services of Joseph Fasi, LLC to prepare bond authorization documents for bridge improvements, and authorize the Town Manager to schedule and advertise for a Public Hearing to be held April 7, 2020 at 7:00 p.m. on an ordinance entitled "An Ordinance appropriating \$1,000,000 for athletic facility improvements (2020), and

authorizing the issue of \$1,000,000 bonds to the Town to meet said appropriation and pending the issuance thereof, the making of temporary borrowings for such purpose”

Seconded by Councilor Paonessa.

Vote being 7-0. (MOTION CARRIED)

I. APPOINTMENTS:

1. **Board of Ethics – Vacancy** – New term would be until January 31, 2023. Can be filled with a D, R or U.
2. **Board of Ethics – Vacancy** – New term would be until January 31, 2023. Can be filled with a D, R or U.
3. **Board of Ethics – Alternate – Vacancy** - New term would be until January 31, 2022. Can be filled with a D, R or U.
4. **Board of Ethics – Alternate – Vacancy** - New term would be until January 31, 2023. Can only be filled with depends on what party affiliation is filled on the above alternate appointment.
5. **Cemetery Committee** – Steve Biella Jr. (U) resigned February 20, 2020. Replacement term would be until January 31, 2025. Can be filled with a D, R or U.

Councilor Luddy placed in nomination the name of Riza Brown (D) of 32 Mary Ann Court for appointment to the Cemetery Committee.

Mayor Kaczynski asked if there were any further nominations. There being no further nominations, he declared the nominations closed.

Vote being 7-0 in favor of Riza Brown (D) to serve on the Cemetery Committee. Term ending January 31, 2025.

6. **Commission for Persons with Disabilities – Vacancy** - New term would be until January 31, 2023. Can only be filled with an R or U.
7. **Constables** – Seven Constables are to be appointed, not more than four of whom shall be of the same political party. Their term expires when a new Town Council is elected, and new appointments were made at the Council’s second regularly scheduled meeting. The current Constables are as follows: John Baccaro (D), Paul N. Eshoo (R), John Kozak (R). Bob Zipadelli (D) and **three (3) vacancies**.
8. **Housing Authority** – James W. McDermott (D) term expires on March 31, 2020. Reappointment or replacement term would be until March 31, 2025. Can only be filled with a D or U.

Councilor Luddy placed in nomination the name of James W. McDermott (D) of 264 Stony Mill Lane for appointment to the Housing Authority.

Mayor Kaczynski asked if there were any further nominations. There being no further nominations, he declared the nominations closed.

Vote being 7-0 in favor of James W. McDermott (D) to serve on the Housing Authority. Term ending March 31, 2025.

9. Inland Wetlands & Water Courses Commission – Alternate - Vacancy – New term would be until January 31, 2023. Can be filled with a D, R or U.

10. Inland Wetlands & Water Courses Commission – Alternate – Vacancy – New term would be until January 31, 2023. Can be filled with depends on the above Alternate appointment.

11. Parks and Recreation Commission – Vacancy - New term would be until January 31, 2023. Can be filled with a D, R or U.

Councilor Luddy placed in nomination the name of Anthony Butrimas (R) of 921 Edgewood Road for appointment to the Parks and Recreation Commission.

Mayor Kaczynski asked if there were any further nominations. There being no further nominations, he declared the nominations closed.

Vote being 7-0 in favor of Anthony Butrimas (R) to serve on the Parks and Recreation Commission. Term ending January 31, 2023.

12. Plainville Area Cable Television Advisory Council (PACTAC) – Vacancy – New term would expire on June 30, 2021. Can be filled with a D, R or U.

13. Plainville Area Cable Television Advisory Council (PACTAC) – Vacancy – New term would expire on June 30, 2021. Can be filled with depends on the above appointment. There are only two members from Berlin for this board.

14. Planning & Zoning Commission – Alternate – Vacancy – Replacement term would be until January 31, 2021. Can be filled with a D, R or U.

15. Planning & Zoning Commission – Alternate – Vacancy - Replacement term would be until January 31, 2024. Can be filled with a D, R or U.

16. Public Building Commission – Vacancy - New term would be until January 31, 2025. Can be filled with a D, R or U.

17. VNA – Vacancy - Replacement term would be until January 31, 2022. Can be filled with a D, R or U.

18. **VNA – Vacancy** - Replacement term would be until January 31, 2023. Can be filled with a D, R or U.
19. **VNA – Vacancy** - Replacement term would be until January 31, 2023. Can be filled with a D, R or U.
20. **VNA – Vacancy** - Replacement term would be until January 31, 2023. Can be filled with a D, R or U.
21. **VNA – Vacancy** - Replacement term would be until January 31, 2023. Can be filled with a D, R or U.
22. **Water Control Commission – Alternate – Vacancy** -New term would be until January 31, 2023. Can only be filled with a D or U.
23. **Youth Services Advisory Board – Vacancy - Service Consumer** – New term would be until January 31, 2023.

J. TOWN MANAGER'S REPORT:

- COVID-19 Update – As of today the Berlin-Peck Library, Community Center, and Senior Center are all closed to the public. Effective tomorrow, Wednesday March 18, 2020 the Town Hall will also be closed to the public. Staff will be working and available to the public by telephone and email. The Town website, Facebook page, and Everbridge system have all been updated. The three local area newspapers have also been notified so the information can be shared with the public.

This is a fluid situation and department heads have been requested to think of contingency plans for their offices, including what work can be done from home. Discussions are ongoing as far as if the Town is mandated by the State to close, and how to continue to provide essential services.

Boards and Commission chairs have been requested to cancel their meetings, and that information is being posted on the Town's website. If a meeting must be held, it should be done via teleconferencing. The requirement for the public to be able to attend meetings has been suspended. The Board of Finance meeting of March 18, 2020 is still being held in order to continue working on the budget. The Board of Assessment Appeals has cancelled their meetings for this week and rescheduled to next week. They will be reaching out to those taxpayers scheduled to appear to arrange conference calls.

- Everbridge Emergency System – The Town Manager questioned the Town Council members regarding the emergency notification system messages that had been sent out. Some members only received the test message, not the actual message. This will be looked in to.

Since the Board of Education notification system runs separate from the Town, the Town Manager will make sure to forward their information to the Council.

- The Food Pantry is still operating. A system is in place for food bags to be brought out to residents, so they do not need to enter the building. Residents have contacted the Senior Center offering to donate food and supplies to seniors.
 - Councilor Veach offered Hungerford's sign in the center of town as a place to share the Town website information.
 - The Budget Forum at the Senior Center on March 31, 2020 has been cancelled. The Budget presentation originally scheduled at the high school will now be held at the Board of Education Conference Room. Facebook Live will be used to stream the presentation and residents will be able to ask questions via that service.
 - Information is posted on the website encouraging residents to support local restaurants that can now only provide take-out service.
 - Berlin Housing Authority Joe Bajorski requested he be notified if the Town is made aware of any Housing Authority residents testing positive for the virus. They have contracted with Serv-Pro to provide cleaning services for their properties.
 - Town Clerk Kate Wall stated that at this time the State is planning to hold the Presidential Preference Primaries on the planned date of April 28, 2020. The concern being that if by extending the date, the virus could be worse at that time. The Budget Referendum is also scheduled for that date. She is also encouraging residents to work at the polls by contacting the Registrar of Voters or Town Clerk offices.
 - The Town Manager requested that the budget process continue to progress, so the Town is not moving into July without a budget in place.
 - The Town Manager will be meeting with union representatives to discuss cross training employees and other items outside of the union contracts. The idea being to keep Town business running smoothly and provide services to residents.
- Tax Abatement for Shoppes and Apartments @ Turnpike Ridge – John Orsini is planning a mixed use, commercial and residential project, on the Berlin Turnpike. Mr. Orsini has provided the Town with requests for tax abatements on both the commercial and residential portions of the project. Since the Town has never given an abatement for residential properties the Town Manager wanted to bring this information to the Town Council.

K. SPECIAL COMMITTEE REPORTS:

None

L. COUNCILORS' COMMUNICATION:

Councilor Rosso wanted to reassure residents that we will get through the COVID-19 situation. Residents should follow the CDC's recommendations for preventing the spread of the virus.

Councilor Urrunaga added that the community has really come together at this time; offering to make donations to the Food Pantry, checking on neighbors, etc. There has been support locally and across the country with educators offering advice and ideas for children who are currently not able to attend school.

Councilor Angelico-Stetson agreed that the community has really come together during this time. She added that the high school did a fantastic production of Les Mis recently.

M. ACCEPTANCE OF MINUTES:

March 3, 2020

Councilor Luddy moved to accept the Town Council Minutes of March 3, 2020.

Seconded by Councilor Rosso.

Vote being 6-0-1 (MOTION CARRIED). Councilor Paonessa abstained.

N. EXECUTIVE SESSION:

Real Estate – C.G.S.S. Sec. 1-200 (6) (D) discussion of the selection of a site, sale or purchase of real estate by the Town – Percival Avenue

Pending Litigations – C.G.S.S. Sec. 1-200 (6) (B) strategy and negotiations with respect to pending claims or pending litigation – Rio Vista/Eversource

Councilor Luddy moved to go into Executive Session: Real Estate – C.G.S.S. Sec. 1-200 (6) (D) discussion of the selection of a site, sale or purchase of real estate by the Town – Percival Avenue; and Pending Litigations – C.G.S.S. Sec. 1-200 (6) (B) strategy and negotiations with respect to pending claims or pending litigation – Rio Vista/Eversource at 9:11 p.m. Invited in: Town Manager Jayawickrema, Corporation Counsel Donofrio, and Attorney Charles Andres.

Seconded by Councilor Paonessa.

Vote being 7-0. (MOTION CARRIED)

Executive Session ended at 9:25 p.m.

O. ADJOURNMENT

Councilor Veach moved to adjourn at 9:25 p.m.

Seconded by Councilor Luddy.

Vote being 7-0 (MOTION CARRIED)

Submitted by,

Kathryn J. Wall
Clerk of the meeting

RECEIVED FOR RECORD
BERLIN TOWN CLERK

2020 MAR 23 AM 11:15

Kathryn J. Wall

BERLIN, CT.