

CITY OF BRIDGEPORT
CONTRACTS COMMITTEE
APRIL 10, 2012

ATTENDANCE: Susan Brannelly, Chair; James Holloway, Richard Paoletto,

OTHERS: City Council President, Thomas McCarthy; Theodore Grabarz; Atty. Lisa Trachtenburg; City Attorney Office

CALL TO ORDER

Ms. Brannelly called the meeting to order at 6:00 p.m. and stated that a quorum was present.

Approval of Minutes: March 26, 2012 (Special Meeting)

- ** MR. MCCARTHY MOTIONED TO APPROVE THE MARCH 26, 2012 SPECIAL MEETING MINUTES AS SUBMITTED.**
**** MR. PAOLETTO SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY, ONE ABSTENTION (HOLLOWAY).**

63-11 Resolution to enter into a Lease Agreement with Club Car, Inc.

Attorney Trachtenburg came forward and recommended that the item be tabled pending receipt and discussion of further information. Ms. Brannelly stated that she does want to forward the item on for action to the Council meeting, and it was suggested that this could be done by having this meeting be recessed until 5:45 p.m. on April 16, 2012.

- ** MR. McCarthy MOTIONED TO TABLE THE ITEM UNTIL THE MEETING WOULD BE RECONVENED ON APRIL 16, 2012 AT 5:45 P.M.**
**** MR. PAOLETTO SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

71-11 Proposed Professional Service Agreement with BL Companies for
Design Services related to Downtown
Intermodal Urban Design Enhancement & Implementation

Mr. Grabarz presented supporting documents on the item and gave an overview of the background on the proposal. He referred to the map and schematic plan photograph and explained that the area is along Water Street to turn this area into a “Front Door of the City.” He stated that this is for design of the streetscape to create a sense of arrival or welcome center area similar to that of Port Jefferson Ferry terminal area.

Mr. McCarthy asked about the scope of the commitment involved, funding and timing and Mr. Grabarz explained that this \$450,000 is federal money administered by the state with a match for design of \$90,000.

Mr. McCarthy asked if this was capital not general funds and Mr. Grabarz replied that yes it is part of the approved capital plan and budget. Ms. Brannelly asked about the timing and it was stated that the estimated completion of the design phase is the fall to December 2012 for construction completion by Spring/Summer 2013.

**** MR. McCarthy MOTIONED TO APPROVE AND TO FORWARD
ON TO THE COUNCIL FOR THE CONSENT CALENDAR**

ITEM 71-11:

**PROPOSED PROFESSIONAL SERVICE AGREEMENT WITH BL
COMPANIES FOR DESIGN SERVICES RELATED TO
DOWNTOWN INTERMODAL URBAN DESIGN ENHANCEMENT
& IMPLEMENTATION**

**** MR. PAOLETTO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

72-11 Proposed Agreement with Constellation New Energy regarding
Detailed Energy Audit Services.

Mr. Grabarz presented supporting documents on the item and gave an overview of the background stating that this project has been in

development for two years, and that they have been in the negotiations for over one year with Train Energy.

He stated that the situation could be described as a vendor bail out, as Train had walked away due to the detail involved with the scope of the project. He further explained that following a recent end of these negotiations they are now recommending BL Companies.

Mr. McCarthy asked about the scope of the commitment involved, funding and timing and Mr. Grabarz explained that the fee of \$68,850 covers a complete investment grade audit which is expected to be completed in 90 days. He added that if the project goes on to further development, the fee would come out of the contract phase, and this would only be paid if we do not go forward on to further development phase.

Ms. Brannelly asked for clarification of the justification of this expense and Atty. Trachtenburg explained that the audit is part of the process of the whittling down of where is the most beneficial area to devote capital improvement spending to the City's buildings. He added that this study is well valued as it provides a baseline to have a better understanding of the energy problems as a needs assessment with the City's buildings, so it is very valuable.

Mr. Paoletto asked how much is spent on electricity and Mr. McCarthy replied that it was approximately \$2million and that \$68,000 as a percentage of the total expense seemed like a well justified expense. Mr. Grabarz added that for the Clean Energy federal grants and incentives for solar energy programs, there is a level of efficiency that has to be measured, and this will enable that information to be documented.

Ms. Brannelly asked if the next phase would be construction, and Atty. Trachtenburg replied that further study would be required prior to the construction phase. She explained that this is part of the predetermination phase of a much larger project.

Mr. McCarthy asked if this includes the Board of Education and Mr. Grabarz explained that many of the school buildings have been recently renovated, and this audit is to upgrade the buildings with energy reductions

with funding coming from the savings in operating expenses. He presented a chart of the Commodity and Efficiency Offering and explained how the Constellation's Efficiency Made Easy allows the City to gain control of energy reductions with no capital required.

**** MR. PAOLETTO MOTIONED TO APROVE AND TO FORWARD ON TO THE COUNCIL FOR THE CONSENT CALENDAR ITEM 72-11:
PROPOSED AGREEMENT WITH CONSTELLATION NEW ENERGY REGARDING DETAILED ENERGY AUDIT SERVICES.**

**** MR. McCARTHY SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

**** MR. McCARTHY MOTIONED TO RECESS THE MEETING AND TO RECONVENE ON APRIL 16, 2012 AT 5:45 P.M.
** MR. PAOLETTO SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting was recessed at 6:30 p.m.

Respectfully submitted,

Marilyn Knox
Telesco Secretarial Services