

Trumbull Housing Authority Special Meeting – March 9, 2021

Trumbull Housing Authority Virtual Special Meeting
March 9, 2021
5:00 pm

Commissioners Present: Chairman Kathleen McGannon, Maureen Bova, Laurel Anderson, Suzanne Donofrio and Charlene Pederson

Also Present: Executive Director Harriet Polansky and Kent Lewis, Consultant

The meeting was called to order by Mrs. McGannon at 5:03 pm followed by Roll Call and the Pledge of Allegiance. Charlene Pederson was introduced as a new Commissioner replacing Mary Beth Thornton who resigned from the commission due to work changes that prevented her from attending the meetings.

Mrs. McGannon noted the special meeting was being held to discuss and approve Change Orders #4 and #5 for the Congregate Energy Improvement Project. No other topics will be discussed. Any public comment must be directly related to the discussion.

Mr. Lewis noted the construction in the Congregate has started with the first few units as well as some of the pipe replacements that need to be completed in preparation for the new boiler installation. They have identified over the last couple of weeks that there are issues within the plans that require change orders.

One item to be addressed was discovered when they were changing over the hot and cold water valves in the corridors to the units. One was found during the replacement to be very corroded and needed to be replaced. This is a Change Order for approximately \$900 that needs to be approved. This equipment replacement was approved by Ms. Polansky which allowed the project to move forward and the units to be put back on-line.

The larger issue is a conflict between the plans and specs with regard to seats in the showers. The plans did not show a folding seat. It is felt residents need these seats for various reasons even though they do have grab bars. These seats were not included in the pricing or contract so there is a Change Order of approximately \$11,000 to rectify this situation. Discussion. Ms. Polansky noted the seats were in the specs but were not on the drawings or picked up in the bid. The contractors not picking up on this from the specs is a separate discussion. The contractor shouldn't be responsible for this since it is not part of his bid at this point. There are contingency funds available. With three units nearly completed at this point, they do not anticipate any major changes with future units as the project moves forward. The seats have not been installed in the three units currently under construction. However, the contractor has been placing blocking in the walls for the support needed for the seat installation. Seats will be ordered when the change order is approved.

Mrs. Anderson is concerned about what she sees as the lack of forward thought on some of the plans put together and that no one thought about the valves and now the shower seats have been discovered. Her concern is that perhaps one of the professionals being paid may not have done due diligence on this project. She would also like to see the Commission informed immediately when something of this nature arises and so they can immediately have a special meeting. It troubles her that the contractor is moving ahead with items in a change order and spending funds before they are approved. Anything of magnitude should be addressed immediately. Mr. Lewis noted it came to light last week and the special

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meeting was held as soon as possible after the design meeting last Thursday. Ms. Polansky noted the design team is aware of how administration feels moving forward and they are scheduling on-site meetings at least twice a month which will be helpful. Mrs. Anderson noted the contractor is doing a great job and there is no issue with the company doing the work. The issue is with the design/plans drawn.

Ms. Polansky noted she has the new 2021 Multi-family Initiative Incentive from Eversource that includes information about shower heads. This may be something they could take advantage of and she is working on the paperwork.

Mrs. Anderson made a motion to approve PCO #5 in the amount of \$11,280.50 for the shower seats. Seconded by Mrs. Bova. Discussion was held regarding the installation of the gypsum wallboard. Installation is included. Unanimously approved.

Mrs. Anderson made a motion to approve PCO #4 in the amount of \$919.75 for the replacement of the water pipe. Seconded by Mrs. Bova. Discussion of two overages was held. Mr. Lewis noted this is normal as one is for the bond. Unanimously approved.

Resident Comments

No resident comments.

Adjournment

Mrs. McGannon adjourned the meeting at 5:24 pm by unanimous consent. Approved unanimously.

Respectfully submitted,

Barbara Crandall
Clerk