



**PEDRO E. SEGARRA**  
MAYOR

# CITY OF HARTFORD

## HARTFORD STADIUM AUTHORITY

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**I. CHARLES MATHEWS**  
CHAIRMAN

## **Hartford Stadium Authority Meeting**

### **Draft Minutes**

A regular meeting of the Commissioners of the Hartford Stadium Authority (the "Authority") was held on Tuesday, December 1, 2015 at 3:00pm at City Hall, 550 Main Street, Function Room, Hartford, CT.

#### **A. Call to Order/Roll Call**

The meeting was called to order by Secretary Adam Cloud at 3:12pm. Mr. Cloud noted that in the absence of the chair and vice-chair, he would assume the responsibilities of chairing the meeting.

#### Commissioners Present:

Adam Cloud, Secretary  
Darrell V. Hill, Treasurer  
Oz Griebel

#### Commissioners Absent:

I. Charles Mathews, Chairman  
Yolanda Rivera, Vice Chairman

#### Also present:

Michael T. Looney, Director of Projects, City of Hartford  
Lisa Silvestri, Assistant Corporation Counsel, City of Hartford  
Tim Restall, General Manager, Hartford Yard Goats  
Eloy Toppin, Project Manager/Contract Compliance  
Kevin Greene, Owner's Representative, IFG  
Phil Couture, Owner's Representative, IFG  
Cathy Graves - DoNo Hartford, LLC  
Jason Rudnick - DoNo Hartford, LLC  
Mark Banfield - Centerplan Construction Company  
Austin Kelly - Centerplan Construction Company

#### **B. Approval of Minutes**

A motion was made by Mr. Hill to approve the minutes of November 12, 2015 and seconded by Mr. Griebel. The minutes of the November 12, 2015 meeting were unanimously approved.

### **C. Hartford Yard Goats-Report from Team Ownership/Management**

Mr. Tim Restall, general manager of the Hartford Yard Goats, reported that the team has had good success in the retail sale of merchandise at its retail space at the XL Center, and that the team was in the top ten in merchandise sales among all minor league baseball teams. He noted that a January luncheon would be occurring on or about January 28<sup>th</sup> at the Hilton Hotel, and that other events would be announced as opening day of the season got closer. Mr. Cloud noted that Mr. Josh Solomon was not present, but that he recalled that there was a request at the previous Stadium Authority meeting for communication with HARC, and Mr. Restall responded that he had followed up with the executive director of HARC about potential employment opportunities for persons with intellectual and developmental disabilities at the new stadium. He also noted that there would be a job fair held toward the end of January. Mr. Griebel asked for an update on ticket sales, and Mr. Restall said that season ticket sales were strong and that suite sales were also going well. The team was also continuing to look for additional Founding Partners.

Mr. Cloud asked for a point of personal privilege, and acknowledged the presence of Councilmen-elect T.J. Clarke and Julio Concepcion, who had been selected as the President and Majority Leader, respectively, of the newly elected City Council.

### **D. Report of the Executive Director**

Mr. Looney reviewed the Executive Director's Report and discussed the latest invoice from the developer and its component cost elements. Mr. Looney also reviewed the progress on the relocation of Trumbull Street, and noted that the concrete base for the roadway had almost been completed and that the paving of Trumbull Street would be completed within the next two weeks. He noted that work had begun on the portion of Trumbull Street on the opposite side of Main Street to complete the realignment of the roadway. He explained that, as stated at the Stadium Authority's November meeting, the projected completion of these improvements would result in Trumbull Street being reopened during the third week of December.

### **E. Report from the Owner's Representative**

Mr. Greene presented the Owner's Representative Report on the status of the stadium construction.

Mr. Griebel asked Mr. Greene if he was comfortable with the opening date and the March 11<sup>th</sup> substantial completion date. Mr. Greene stated that the schedule was aggressive but showed a March 11<sup>th</sup> date for substantial completion and the playing of baseball in April. Mr. Griebel asked if overtime was being utilized. Mr. Greene stated that the question would be better answered by Centerplan, but that certain activities had been accelerated. Mr. Cloud noted that he thought all sod for the field was supposed to be laid out now, but that Mr. Greene's report was indicating a differentiation between infield sod and outfield sod. Mr. Greene stated that this was simply a change in sequence, and that the sod farms would start closing soon and stop cutting sod for the season. The infield sod would be put in place in December, and the outfield sod would be harvested and installed in the spring using a thick cutting method. Mr. Hill asked for

clarification of the thick cutting method and Mr. Greene explained the process of cutting deeper into the soil when harvesting the sod.

Mr. Griebel asked who was keeping the Eastern League apprised of the status of construction progress. Mr. Greene indicated that the league's commissioner was visiting the construction site the following day, and that he had been sent a schedule and was regularly updated on construction progress. Mr. Griebel asked if the following day's meeting with the league was the first meeting held since the one held in September, and if there would be additional meetings with the league in January or February. Mr. Greene responded that the league would be visiting the site again.

#### **F. Report on Community Benefits**

Ms. Graves presented the report on Community Benefits/Jobs as of November 13, 2015.

Mr. Cloud asked what the time frame was for the execution of the contract for flooring, and Mr. Banfield responded that this would be completed by the end of the year. Mr. Cloud asked if that completion date provided the contractor with enough time to make the schedule, and Mr. Banfield indicated that it did. Mr. Cloud also asked how one could tell, from the materials presented, which qualified bidders for the various contracts were minority contractors. Ms. Graves answered that minority contractors were indicated by bold text. Mr. Cloud noted that based upon that method of identification, there were no qualified minority bidders for approximately nine potential contracts. Mr. Cloud also stated that he wanted to make sure that the same level of scrutiny for minority participation on the FF&E as the other contracts, and that there needs to be a good relationship between the City's Procurement Division and the contractor to help identify potential minority contractor participants.

Ms. Graves presented supplemental information regarding minority contractor participation by individual trade over the project's term. Mr. Looney noted that this information had been emailed to State Representative McCrory as had been his request at the previous month's meeting.

Mr. Toppin presented his review of the community benefits information presented by Ms. Graves. There was discussion between Mr. Toppin and Ms. Graves about the consistency between Centerplan's data and the City's data. Mr. Cloud asked if there was regular communication between Mr. Toppin and Ms. Graves prior to Stadium Authority meetings because he was troubled about the appearance of discrepancies in the two sets of data when such discrepancies may not actually exist. Mr. Toppin explained the various contracts that he had reviewed that were provided by Centerplan and explained his review process.

#### **G. Review and Approval of Invoices**

**A motion to approve Invoice #11 was made by Mr. Griebel and seconded by Mr. Hill. The motion was passed unanimously.**

## **H. Old Business**

Mr. Cloud stated that at the previous Stadium Authority meeting in November, some discussion from MCM Acoustics and representatives from the Minority Construction Council that generated additional conversation regarding drywall and framing. Mr. Cloud thanked Mr. Dawkins for bringing this matter to the Stadium Authority's attention. He also thanked Centerplan for being responsive to his request for a meeting with all parties. He noted that the conversation was productive, and that while MCM ultimately decided not to contract with Centerplan, the dialogue produced an ongoing commitment from Centerplan and the City and MCC to improve dialogue and process so that instances like the drywall contract issue would not repeat themselves. Mr. Cloud also stated that all minority contractors would receive a fair and honest opportunity to obtain work on the stadium project. He noted that participation in the project by Hartford residents and minority contractors was part of the fabric of the project itself. He encouraged anyone concerned with this issue to continue to participate in the process.

Mr. Cloud raised the possibility of including a contractor as a member of the Stadium Authority, and that doing so would provide a valuable level of expertise for the Authority. Mr. Griebel noted that such an appointment would have to be done by the City Council through a recommendation from the Stadium Authority. Mr. Hill stated that he was in favor of the idea, but that he wanted to look at the language in the bylaws that provided selection criteria for members of the Stadium Authority.

## **I. New Business**

Mr. Cloud opened the discussion about the proposed 2016 meeting schedule for the Authority. Mr. Looney explained the process of developing the schedule. Mr. Hill noted that the July and September meeting dates both followed City holidays.

**A motion to approve the 2016 Schedule of Meetings was made by Mr. Hill and seconded by Mr. Griebel. The motion was passed unanimously.**

Mr. Looney noted that a Treasurer and a Secretary for the Authority would need to be appointed at the next meeting in January.

## **J. Call to Public**

Arnold Veerasammy with Electrical Power Solutions had questions about Report #10 from the Owner's Representative. He asked about the correlation between total construction cost and the cost off of which the minority contractor participation rate was calculated. Mr. Rudnick responded and explained the difference between the hard construction cost figure and the figure that was contractually set for calculating minority participation rates. Mr. Cloud asked what the base figure for calculating minority participation rates was, and Mr. Rudnick responded that it \$35,758,000. There was additional discussion about the various construction cost figures.

Mr. Veerasammy noted that he had not yet seen the contract for Electrical Power Solutions even though it was listed in the Community Benefits report. Mr. Rudnick stated that he would follow

up with him tomorrow. Mr. Cloud asked for clarification about the contract and relationship between Electrical Power Solutions and Clair. Mr. Veerasammy asked why certain components the fees for the project were almost billed out, and Mr. Hill explained that those fees were paid based upon a schedule set by the contract with Centerplan.

Councilman Larry Deutsch reiterated his desire for a microphone to be available at the meetings. He also took issue with Mr. Cloud referring to Councilmen-elect T.J. Clarke and Julio Concepcion as President and Majority Leader, when he believed such designations had not yet been formally made. Mr. Cloud noted that this matter was not Authority business, and that Councilman Deutsch could discuss this with him outside of the meeting. Councilman Deutsch expressed concern that the project management and development fees had been substantially paid out while the construction was only roughly 39% complete. He also raised a question about the purpose of the legal fees line item in the project budget. Mr. Cloud stated that he believed those legal fees were for costs incurred in getting the contract finalized. He also noted that if additional legal services were required by Centerplan, they would be borne at their expense. Mr. Rudnick clarified that the legal fees were for getting the stadium approved and the contract signed.

Councilman Deutsch asked about the discussion of buyout of trades as presented in the Owner's Representative's report. Mr. Greene stated that in order for a trade to be fully bought out, the owner's representative needed to see a fully executed contract. He believed that there were about three major trades remaining to be purchased.

Colin Dawkins of MCM Acoustics expressed concerns about the purchasing process for drywall. He explained that it appeared that Centerplan had made changes in their wall designs, shifting from drywall back to masonry walls, which would have impacted his bid price. He wanted to know if that was indeed the case. Mr. Hill noted that it was his understanding that Mr. Dawkins had received a copy of the contract signed between Centerplan and Manganaro which would have indicated if there were any masonry walls. Mr. Dawkins told Mr. Cloud that this question made no sense, and began to discuss the spec book for the job. Mr. Cloud asked for clarification of what the spec book was versus the contract. Mr. Dawkins explained the concept of a spec book, and said that he needed to see the piece of paper that showed Manganaro's bid for specific work items. Mr. Cloud asked wasn't that why there were multiple bids, to clarify the changes made in the drawings. Mr. Dawkins stated that he was actually bidding against Centerplan.

Mr. Rudnick stated that when he met with Mr. Dawkins, they compared contract to contract for Manganaro, nothing out of a spec book. He noted that he wanted to give Mr. Dawkins the opportunity to see and potentially accept the actual price for the actual scope of work. He also noted that despite prior conversations, ultimately the contract is what governs. He said that these conversations had been had, and that Centerplan was always open and transparent. Mr. Cloud said what he didn't understand is why the number of bids Mr. Dawkins and Manganaro made was relevant if the contract spelled out the exact scope of work to be performed and the price for such work. Mr. Rudnick described the bidding process and the impact of the issuance of additional Supplemental Instructions regarding the walls, and that there were several scope reviews held based upon these changes where there was opportunity to ask questions and match prices. Mr. Dawkins asked Mr. Rudnick if the walls had changed back to masonry, and Mr.

Rudnick said he could get that information, but that it wasn't really relevant to the current discussion.

Mr. Hill asked Mr. Dawkins if masonry walls were less expensive than drywall, since Centerplan had indicated that they would be looking for a credit on the price for these walls. Mr. Dawkins indicated that he didn't know. Mr. Dawkins proceeded to discuss the changes between the multiple bids and expressed frustration over the process. Mr. Hill noted that in the process of bidding for work, it is not unusual to have change orders, which was what he believed Mr. Dawkins was describing. Councilman Deutsch expressed support for clarity in the bidding process and change orders. Mr. Hill said he was very familiar with change orders. Mr. Cloud noted that Councilman Deutsch's comments were important, but that what was getting lost in the conversation was the guaranteed maximum price for the stadium work. He understood the difficulty of small minority contractors in being nimble and large enough to quickly respond to rapid changes in large construction projects. Mr. Cloud noted that he and Mr. Dawkins had met at least nine times within a single week. He clarified that he believed that Mr. Dawkins was concerned that there were multiple changes to the scope of work before the signed contract that he didn't get to respond to, but he disagreed with Mr. Dawkins on this point and that he believed Manganaro had to respond as many times as MCM Acoustics. In reviewing this matter, Mr. Cloud believed that Centerplan had not done anything inconsistent with offering bid opportunities to MCM Acoustics. He explained that there is a systemic problem with small and minority contractors in dealing with complicated bidding processes, and that these issues should also be addressed by City Council.

#### **K. Adjournment**

**A motion to adjourn was made by Mr. Griebel and seconded by Mr. Hill. The motion was passed unanimously. The meeting adjourned at 4:44 p.m.**

Respectively submitted,



Adam M. Cloud  
Secretary  
Hartford Stadium Authority