

**REDEVELOPMENT AGENCY  
SPECIAL MEETING MINUTES  
SEPTEMBER 29, 2011 – 7:30 A.M.  
LINCOLN CENTER HEARING ROOM**

Members Present: Timothy Devanney, Chair      Bob Schneider, Vice Chair  
Aaron Ansaldi      Gary Sweet  
Terry Bogli      Michael Farina  
Aaron Wlochowski      John Topping  
James Perras

Also Present: Gary Anderson, Senior Planner

At 7:39 a.m. Chairman Devanney called the meeting to order.

Chairman Devanney said Agency members should have received an email from Mr. Anderson indicating the Environmental Protection Agency has approved the polychlorinated biphenyl (PCB) removal plan for the Parkade demolition. Mr. Anderson said now that the Town has received this approval, staff is prepared to go out to bid for the second and final demolition phase.

Selection of Design Firm for the Bigelow Brook Greenway and Center Springs Park Expansion Project

Mr. Devanney said that the Town received proposals from 10 firms for the greenway and park expansion design project. He said the selection advisory committee short listed and interviewed five of those firms and is unanimous in recommending that Fuss & O'Neill be awarded the contract.

Ms. Bogli said the committee was impressed by all of the interviewed firms and had productive discussions about the benefits of each. In the end, she said, the committee was in agreement that Fuss & O'Neill was best suited to complete the design in a way that would move the redevelopment of Broad Street forward. She said the committee felt Fuss & O'Neill had the best understanding of and ability to complete the project.

Mr. Farina said Fuss & O'Neill was one of three firms with which the committee felt comfortable. But, he said the firm's creativity, engineering expertise, ideas regarding storm water management and phasing of construction set it apart.

Mr. Sweet asked how the committee evaluated each firm and what criteria were used. Mr. Anderson said each committee member was given an evaluation form for each interviewed firm. The criteria used were: related experience; technical approach (project understanding, methodology, etc.); ability to complete project in a timely manner; and proposed fee.

Mr. Anderson said of those criteria, specialized experience and technical approach were given the most weight. Fuss & O'Neill outscored the other firms in this evaluation.

Mr. Perras asked what experience Fuss & O'Neill had with similar projects. Mr. Anderson said the firm and its staff have worked on several similar local projects in the past. Those include Filley Park in Bloomfield, Hamden Town Center Park and the Simsbury Meadows. These and other projects showcased the firm's ability to complete park and greenway design. He said he has spoken to one of the Firm's listed references who was very happy with the Principal's work on Hamden Town Center Park project (the principal was with a different firm at the time).

Mr. Sweet asked if there are any pictures or designs the Agency could use in educating the public about the project. Several Agency members thought it was too early in the process to show designs to the public, because it is likely the designs would change throughout the project. Ms. Bogli suggested it could be useful to showcase similar projects that Fuss & O'Neill has completed in the past.

Mr. Schneider asked if the Town typically includes a dollar amount available for a project in an RFP. Mr. Anderson said in this type of project, it is typical that a dollar amount be included to ensure that firms have an understanding of the scope of the project.

Ms. Bogli moved that the Agency approve the recommendation of the selection advisory committee and award the contract for the design of the Bigelow Brook Greenway and Center Springs Park extension to Fuss & O'Neill. Mr. Farina seconded the motion and all members voted in favor. The motion passed 9-0.

At 7:59 a.m. Mr. Sweet moved to adjourn the meeting. Mr. Perras seconded the motion and all members voted in favor.

The next meeting of the Manchester Redevelopment Agency will take place on Thursday, October 6, 2011 at 7:30 a.m. in the Lincoln Center Hearing Room.