

**RIPPOWAM CORPORATION
REGULAR BOARD MEETING**

July 27, 2022

6:30 PM

Agenda

TO: Richard Ostuw
Ronice Latta
Bianca Shinn-Desras

- a. Call to Order
- b. Approval of the Board Meeting Minutes for June 22, 2022
- c. Resolution:
 - 22-09: Authorization Authorize an Agreement between Rippowam Corporation (“Rippowam”) and Viking Construction, Inc. (“Viking”) for Construction Management Preconstruction and Construction Services for Oak Park Phase 1, (61 units)
- d. Development Update
- e. Other Business
- f. Adjourn

Ayes: Rich Ostuw Nays: None
 Ronice Latta
 Bianca Shinn-Desras

3. **Development Update** –

The June Development report was presented by Mr. Gottlieb, Ms. Tarulli, Ms. Shutes and Mr. Warren.

4. **Adjournment** -

At 7:13 p.m., after a motion duly made by Director Latta and seconded by Director Ostuw, the Board meeting was adjourned.

Respectfully submitted by:
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Rippowam Corporation, do hereby affirm and consent to each and every resolution duly adopted, and action duly taken by the Directors of the Corporation at this Meeting.

Ronice Latta

Rich Ostuw

Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS
OF RIPPOWAM CORPORATION

**RIPPOWAM CORPORATION
40 CLINTON AVENUE, SUITE 101
STAMFORD, CT 06901**

Board Meeting Date: July 27, 2022

Resolution Number: 22-09

RESOLUTION

Subject: Authorize an Agreement between Rippowam Corporation (“Rippowam”) and Viking Construction, Inc. (“Viking”) for Construction Management Preconstruction and Construction Services for Oak Park Phase 1, (61 units).

Background: This resolution is to approve the execution of a Construction Management Preconstruction and Construction Services Agreement for Oak Park Phase 1, a development consisting of the demolition of existing buildings, the construction of 26 units in a multifamily building and 35 townhouse style units, and the installation of flood mitigation infrastructure and site drainage improvements. The development site is located on Ursula Place, in Stamford, Connecticut. Construction is scheduled to begin in late 2023 or early 2024, subject to funding commitments, and continue for a period of approximately 16 – 18 months.

Rippowam Corporation conducted a public procurement process to select a Construction Manager (CM) to provide preconstruction and construction services in connection with its planned Oak Park Phase 1 development. Following completion of preconstruction services, the incumbent will prepare a Stipulated Sum proposal for construction of the development. If staff recommends acceptance of the construction proposal, the proposal will be presented to the Board for review and action. If the incumbent’s Stipulated Sum proposal for construction period services is not accepted, Rippowam, or an entity owned by Rippowam, will seek lump sum proposals in an open procurement, and the incumbent may choose to respond to such procurement.

Three responses to the proposal solicitation were received. All were thoroughly reviewed against the evaluation criteria included in the solicitation document. The solicitation and the scoring matrix used to rank the respondents are attached.

Viking Construction, Inc. is recommended for preconstruction and construction services through this public procurement process following a careful analysis of the proposals received, review of their experience, capacity, and qualifications, consultation with offered references, and a review of background, experience, and approach. After verification of Viking's qualifications and capacity to complete the preconstruction scope of work, Rippowam recommends acceptance of Viking’s proposal for preconstruction and construction services. Viking proposes to charge

zero dollars to perform preconstruction services and Viking's proposed fee for construction services is the lowest among the three respondents.

NOW, THEREFORE, BE IT RESOLVED, that:

- 1. The Construction Management Preconstruction and Construction Services Agreement referenced herein is hereby approved subject to review and approval of legal counsel and project funding sources; and all revisions to said Agreement as may be necessary to correct errors, reflect final refinements of the transaction, and respond to requirements of regulators and funding sources are hereby agreed and acquiesced to; except, however, that to the extent the Agreement is revised beyond pro forma and deal-specific modifications and in a manner inconsistent with this resolution, they are to be re-submitted to the Board of Directors.**
- 2. The President and Vice President are hereby authorized, empowered and directed to execute the Agreement and to execute additional documents and take such further actions as may be necessary and proper to accomplish the preconstruction services pursuant to the Agreement.**
- 3. Further, the President, Vice President, and such other officers and designees of Rippowam whose signatures may be required, are hereby authorized, empowered and directed to execute additional documents and take such further actions as may be necessary and proper to accomplish the preconstruction services pursuant to the Agreement.**
- 4. The Board of Directors hereby encumbers zero dollars to provide payment for the preconstruction services listed in the Agreement. The Commissioners further resolve to authorize a contingency allowance to accommodate unforeseeable and /or unforeseen circumstances in the amount of \$20,000 for a total cost not to exceed \$20,000. Further Board authorization is required before exceeding this amount.**
- 5. This Resolution shall take effect immediately.**

Jonathan Gottlieb
Staff Person Submitting Resolution

REVIEW - Construction Manager SCORING
Proposals rec'd 07/11/2022 at 2:00 p.m. - RFP

Reviewer: Jonathan Gottlieb

	CRITERIA	MAXIMUM	Viking Construction, Inc.	LaRosa	PAC
1	Background and expertise in performing reconstruction services for substantial new construction projects in urban environments	20	17	15	10
2	Background and expertise in performing construction management services for comprehensive rehabilitation projects in urban environments	20	17	16	12
3	Background and expertise in successfully meeting complex Federal, State and local regulatory requirements	Do Not Score			
4	Background and expertise in multifamily wood framing construction and rehabilitation	20	20	17	16
5	Current capacity to undertake the responsibilities described under Scope of Services and history of timeliness in meeting deadlines	20	20	20	20
6	Fee Proposal	20	20	5	10
	TOTAL POINTS	100	54	73	68

Recommendation (List the firm you are recommending. You may include narrative to explain how scores were derived.)

Viking Construction demonstrated the largest amount of relevant experience with projects similar to Oak Park, both in terms of construction type, specific sources of funding, and proposed the lowest fee schedule for both pre-construction and construction services.

REVIEW - Construction Manager SCORING
 Proposals rec'd 07/11/2022 at 2:00 p.m. - RFP

Reviewer: Manelli

	CRITERIA	MAXIMUM	Yidng Construction, Inc.	LaRosa	PAC
1	Background and expertise in performing preconstruction services for substantial new construction projects in urban environments	20	19	10	17
2	Background and expertise in performing construction management services for complex rehabilitation projects in urban environments	20	20	20	19
3	Background and expertise in successfully meeting complex Federal, State and local regulatory requirements	Do Not Score			
4	Background and expertise in multifamily wood framing construction and rehabilitation	20	20	20	20
5	Current capacity to undertake the responsibilities described under Scope of Services and history of timeliness in meeting deadlines	20	19	15	18
6	Fee Proposal	20	20	10	15
	TOTAL POINTS	100	98	75	89

Recommendation (List the firm you are recommending. You may include narrative to explain how scores were derived.)
