

**MEETING MINUTES  
THE GLENDOWER GROUP, INC.,  
BOARD OF DIRECTORS' REGULAR BOARD MEETING  
360 ORANGE STREET, NEW HAVEN, CT 06511  
HELD ON THURSDAY, MARCH 25, 2021 AT 4:00 PM**

**Board of Directors present included (conference call):**

Karen DuBois-Walton  
Shenae Draughn  
Arthur Thomas

**Board of Directors not present included:**

**Others present included (conference call):**

Christine Morgan	Catherine Hawthorne	Edward LaChance
Haley Vincent	Marilyn Correa	Yadira Vargas
John Rafferty	Christina Musante	Michael Southam

**At Roll Call: Karen DuBois-Walton, Shenae Draughn, and Arthur Thomas were present. There was a quorum.**

**The Regular Meeting of the Board of Directors of The Glendower Group, Inc. was called to order at 4:04 P.M.**

Motion: Motion to approve the Thursday, February 25, 2021 Minutes was made by Director Draughn and seconded by Director Thomas.

Vote: All in favor.

Resolved: February 25, 2021 Board Minutes were approved with no modifications.

Reviewed:

**The Glendower Group, Inc.**

**Resolution Number GG 03-06/21-R**

**RESOLUTION RATIFYING AN AMENDMENT TO THE RAD GROUP II CM AT RISK CONTRACT FOR A TOTAL AMOUNT OF \$1,183,977.00 BRINGING THE TOTAL CONTRACT AMOUNT FROM \$9,839,769.00 TO \$11,023,746.00.**

**WHEREAS**, ECC via Resolution 03-35/17-R authorized Glendower, or an instrumentality of ECC or an affiliate thereof, to serve as developer for the conversion of 762 units of public housing to project based assistance under HUD's Rental Assistance Demonstration Program. To facilitate the conversion process, these 762 units were divided into five groups for the purpose of selecting Construction Managers at Risk ("CM@R") to conduct the necessary construction work; and

**WHEREAS**, The Glendower Group, Inc., used a two-step sealed bidding process in accordance with Section 6.14 of HUD Procurement Handbook to procure the CM@R. HUD permits the use of two-step or multi-step sealed bidding procedures where appropriate and if permitted by ECC's procurement policy. The two-step procedure is designed to obtain the benefits of sealed bidding by awarding a contract to the lowest responsive and responsible bidder. Simultaneously, this procedure is designed to obtain the benefits of the competitive proposals method through soliciting technical offers and conducting negotiations or discussions that evaluate and determine the acceptability of technical offers; and

**WHEREAS**, The Glendower Group received three technical proposals for Group IIA RAD projects consisting of Stanley Justice, Waverly, and Fulton Park: (1) Giordano; (2) Haynes; and (3) Tricon/O&G Joint Venture. These three proposals were evaluated by the Evaluation Committee in accordance with the Evaluation Criteria outlined in the RFP. The proposals were evaluated for acceptability and discussions were held. All three responses were found to be acceptable. The three respondents were asked to submit price proposals for the three projects based on the assumption that one entity would serve as the CM@R for three projects; and

**WHEREAS**, The Glendower Group, Inc., received price proposals from the three respondents. Haynes Construction provided the lowest responsible price proposal for combined price proposal for preconstruction service in the amount of \$50,000.00 and construction service Fee fourteen percent (14%). Giordano had the second lowest combined price proposal for preconstruction service in the amount of \$180,000.00 and construction service Fee fourteen percent (14%). Tricon/O&G Joint Venture submitted the highest combined price proposal for preconstruction service in the amount of \$421,121.000 and construction service fee of fourteen (14%); and

**WHEREAS**, resolution number GG 07-37/17-R authorized the selection of Giordano Contruction to serve as CM at Risk for the RAD Group II project. Glendower determined that Giordano was not debarred by HUD and was compliant with all other state or federal regulatory agencies having jurisdiction over this organization. For a total contract amount of \$180,000 pre-construction services out of a to-be-modified predevelopment loan agreement and a construction management fee of not to exceed fourteen percent (14%) of Cost of Work to be paid out of the project budget; and

**WHEREAS**, this resolution is seeking ratification of an amendment to the GMP for an additional amount of \$1,183,977.00 bringing the total contract amount from \$9,839,769.00 to \$11,023,746.00; and

**WHEREAS**, these additional costs related to unforeseen change orders and included change orders for all three sites. The additional costs were funded through construction contingency and the award of CHFA Housing Tax Credit Contribution program funding in the amount of \$200,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GLENDOWER GROUP, INC., THAT:**

1. The President hereby authorize the change order amount of \$1,183,977.00 bringing the total GMP contact amount from \$9,839,769.00 to \$11,023,746.00.
2. The President is authorized and reauthorized to the extent necessary to take all actions necessary and appropriate to carry out the purposes of this Resolution; and.
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on March 25, 2021.

**Motion was made by Draughn seconded by Thomas  
Ed LaChance presented this resolution.**

**Discussions:**

**The vote was as follows: All**

**Other Business:**

**None**

**At 4:09 pm, a Motion to adjourn was made by Director Shenae Draughn and seconded by Director Arthur Thomas.**