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TOWN HALL  
238 Danbury Road  
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## **MINUTES OF THE NOVEMBER 10, 2015 MILLER-DRISCOLL BUILDING COMMITTEE**

Building Committee Members present: Karen Birck, Bruce Hampson, Glenn Hemmerle, John Murphy, Cheryl Jensen-Gerner, John Kalamarides, Jim Newton, Ann Paul, Ray Tobiassen

Building Committee Members absent: Dick Dubow, John Guth, Fred Rapczynski, Ray Tobiassen

Guests: Randall Luther (Tai Soo Kim Partners); Michael Douyard (Turner Construction Company); Chris Burney (Town of Wilton Director of Facilities and Energy Management), Mat Hepfer (District Director of Technology), Lynne Vanderslice (First Selectman – elect), Jeremy Cross (Assistant Principal, Miller-Driscoll School)

Members of the public: Jeannette Ross (editor, Wilton Bulletin), Kim Becker, Alex Ruskevich, Marianne Gustafson

Chairman Bruce Hampson called the meeting to order at 5:03 pm.

Upon motion of Glenn Hemmerlee and second of John Murphy, the committee unanimously approved the minutes of the September 24, 2015 and November 2, 2015 building committee meetings.

### Construction Manager's Report:

Michael Douyard reviewed the Budget Summary Report and the Hard Cost Summary. He reported that in three (3) instances it was necessary to go to the second lowest bidder because the lowest bidder withdrew because its bid was not based on the full scope of work set forth in the bid documents. Glenn Hemmerle requested that the original estimate for each trade package be added to the Hard Cost Summary. With all bidders vetted, the project is \$5,277,500 below budget.

Michael Douyard described the process by which the State of Connecticut pre-qualifies bidders and the process Turner uses to vet the bidders to determine the lowest, responsible and qualified bidder. Michael and Randall Luther were generally pleased with the quality of the lowest, qualified and responsible bidders.

Michael Douyard indicated that change orders can increase the cost of a project and that change orders most often result from: unforeseen conditions, errors and omissions (lack of coordination in the documents), and owner changes and less frequently from buyouts.

When asked about the General Requirements line item, Michael Douyard said that it represents money that will need to be spent (ex: for winter conditions) but where it is less expensive for the project to buy the service as needed rather than have a contractor include it in its bid.

In response to a question about the A232 contract with contractors, Randall Luther indicated that it is regularly reviewed by AIA to incorporate case law and that modifications to reflect local preferences are not uncommon.

Michael Douyard then reviewed each of the nine (9) bid packages that Turner recommends the building committee approve to recommend to the Board of Selectmen for approval.

Chairman Hampson allowed Marianne Gustafson to ask several questions before the building committee voted on Turner's recommendation.

Upon motion of Bruce Hampson and second of Jim Newton the building committee unanimously voted to recommend to the Board of Selectmen that the Town contract with the lowest, responsible, qualified bidder on the following nine (9) trade packages:

BP 5 – Roofing and Metal Panels – Silktown Roofing, Inc. - \$2,459,000  
BP 9 – Doors, Frames and Hardware – Kelley Bros. - \$245,900  
BP 11 – Ceramic Tile – M. Frank Higgins & Co., Inc. - \$43,155  
BP 12 – VCT, Carpet & Resinous Flooring – Barall & Knover Floors, Inc. - \$716,311  
BP 13 – Wood Flooring – Dalene Flooring - \$40,428  
BP 14 – Painting and Wall Coverings – Decco International LLC - \$244,000  
BP 15 – Kitchen Equipment – The Warehouse Store Fixture Company - \$282,875  
BP 20 - Tel/Data – ComNet Communications, LLC - \$889,901  
BP 22 – Landscaping – Scenic Designs, Inc. - \$397,500

Architect's Report:

Randall Luther reported that permit sets of the construction documents for Wilton permitting officials should be ready by the end of the week.

School Administration:

Cheryl Jensen-Gerner reported that from the school perspective preparations are on target for a mid-December move of six (6) second grade classrooms to the temporary classrooms.

Member Comment: none

Chair Comment:

Bruce Hampson thanked Tai Soo Kim Partners and Turner Construction for the work they have done to date on the project and in particular the work Turner did to make sure that the bid documents got the widest exposure possible.

Public Comment:

Alex Ruskevich asked for today's PK enrollment broken down by full-time and part-time students. Cheryl Jensen-Gerner said she would provide it.

Kim Becker noted that she could not find some of the bidders based on the name reflected in the November 2, 2015 minutes. By consensus, the building committee agreed to amend the minutes

of the November 2, 2015 minutes to reflect the name of the bidder as reflected on the bid documents.

Next Meeting: tentatively scheduled for December 3 at 5:00 pm

The meeting was adjourned at 6:08 pm.

Submitted by Karen Birck  
Acting Secretary