

Telephone (203) 563-0100
Fax (203) 563-0299



TOWN HALL
238 Danbury Road
Wilton, CT 06897

MINUTES OF THE NOVEMBER 2, 2015 MILLER-DRISCOLL BUILDING COMMITTEE

Building Committee Members present: Karen Birck, Bruce Hampson, Glenn Hemmerle, Dick Dubow, John Murphy, Cheryl Jensen-Gerner, John Kalamarides, Ann Paul, Ray Tobiassen, Fred Rapczynski, Rick Tomasetti, Jim Newton, John Guth

Guests: Jesse Saylor (Tai Soo Kim Partners); Ty Tregellas and Michael Douyard (Turner Construction Company); Chris Burney (Town of Wilton Director of Facilities and Energy Management), Terrie Schwartz (Chairman, Wilton Security Task Force), Kevin Smith (Superintendent of Schools), Alan Aldag (BVH Integrated Services, PC)

Members of the public: Jeannette Ross (editor, Wilton Bulletin)

Chairman Bruce Hampson called the meeting to order at 5:09 pm. He reported that there were 108 bids on 22 trade packages and that the bids were publicly opened and read on October 27 in the Town Hall Annex.

Construction Manager's Report:

Ty Tregellas explained that any contractor who's contract exceeds \$500K must be pre-qualified by the State of Connecticut. As a public project, contracts must be awarded to the lowest responsible qualified bidders. The building committee and/or the Town cannot negotiate the scope of work or the price with the lowest bidder. Turner Construction is the Town's agent for determining the lowest responsible qualified bidder for each trade package. To determine if the lowest bidder is qualified, Turner sits down with the bidder to make sure that the bid includes the entire scope of the trade package and the bidder must provide a performance and payment bond. The preliminary result of the bid process is that the bids are 'trending under budget'.

Michael Douyard reviewed the Budget Report Summary and the Bid Price Summary. He noted that the figures are not final as not all of the lowest bidders have been vetted to determine if they are qualified. Some contractors will be union shops, other will not be union. Those who are not union must be paid the prevailing wage. In addition some tradesmen need to be licensed. He recommended that the building committee recommend to the Board of Selectmen that it enter into contracts with the lowest responsible qualified bidder on the following trade packages: 1) Demolition and Abatement – Niram, Inc. - \$1,943,000, 2) Concrete – Ralph Camputaro & Son Excavating, Inc. - \$969,000, 3) Structural Steel and Miscellaneous Metals – STS Steel, Inc. - \$1,399,000, 4) Millwork – Northeast Interiors Systems of New England, Inc. - \$589,000, 6) Masonry – Connecticut Mason Contractors, Inc. - \$937,000, 7) Glass and Glazing – Massey's Plate Glass & Aluminum, Inc. - \$1,789,000, 8) Drywall and General Trades – CONN Acoustics,

Inc. - \$2,604,978, 10) Acoustic Ceilings – CONN Acoustics, Inc. - \$572,240, 16) Plumbing – P & D Mechanical, Inc. - \$2,250,000, 17) Fire Protection – K & M Fire Protection Services, Inc. - \$519,534, 18) HVAC and controls – L & R Plumbing & Heating LLC - \$4,998,000, 19) Electrical, Fire Alarm and Security – Banton Construction Company – \$3,551,00, and 21) Sitework – H. I. Stone & Son, Inc. - \$4,190,000. Twelve of the trade packages involve ‘critical paths’ in that they are needed to start enabling work over the Thanksgiving break or they have long lead times for shop drawings, submittals and ordering materials. Upon motion of Bruce Hampson and second of Dick Dubow, the building committee unanimously voted to recommend to the Board of Selectmen that the Town contract with the lowest responsible qualified bidders as recommended by Turner Construction for the thirteen (13) trade packages noted above.

Kevin Smith described the software program that will be used to do contractor security checks. Each worker will be run through a visitor management system which will check numerous databases for criminal acts and sexual offenses.

Architect’s Report:

Jesse Saylor reported that we will need to engage an independent materials tester who will test materials to ensure a high quality of construction. The requirement for an independent materials tester is a result of the L’Ambiance Plaza collapse in 1987 and is included in the project budget. Since materials testers work on an hourly basis, Bruce Hampson asked for an estimate for this service including an estimated cap on hours.

With respect to FF & E, Bruce Hampson asked Cheryl Jensen-Gerner to select members of the Miller Driscoll staff to identify what FF & E is needed and to work with Jesse Saylor and the TSKP interiors department to develop recommendations for the building committee to consider.

Member Coment: none

Chair Comment: none

Public Comment: none

Next Meeting: tentatively scheduled for November 10 at 5:00 pm

The meeting was adjourned at 6:35 pm.

Submitted by Karen Birck
Acting Secretary