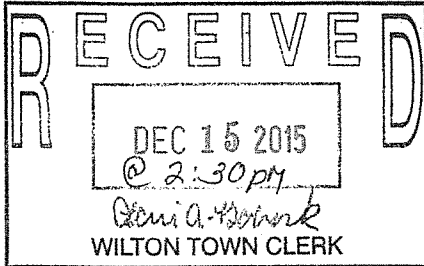


OFFICE OF THE
FIRST SELECTMAN

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

Email to: Bill.Brennan@Wiltonct.org



William F. Brennan
First Selectman

Richard J. Dubow

Michael P. Kaelin

Deborah A. McFadden

Kenneth J. Dartley

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN
MONDAY NOVEMBER 16, 2015
MEETING ROOM B, WILTON TOWN HALL**

PRESENT: BOARD OF SELECTMEN – First Selectman William Brennan, Richard Dubow, Michael Kaelin, Deborah McFadden, Kenneth Dartley

GUESTS: Bruce Hampson, Ken Bernhard, First Selectman-elect Lynne Vanderslice and Selectman-elect David Clune, Representatives from Turner Construction - Ty Tregallas-Project Executive, Vinny Bartoli-VP General Manager, Andy Swayze-Purchasing Manager, Lynn Temple-Chief Estimator, Richard Longhi-Purchasing Agent and Michael Douyard-Senior Project Manager

OTHERS: 2 Members of the Press and Members of the Public

Mr. Brennan called the meeting to order at 7:30PM

A. Consent Agenda

Upon motion by Mr. Kaelin, seconded by Mr. Dartley, the consent agenda was approved as follows.

Minutes

- Board of Selectmen Meeting – November 2, 2015
- Board of Selectmen Special Meeting – November 5, 2015

Gifts

- GE United Way Campaign for Wilton Youth Services - \$113.06

Before discussion, Mr. Brennan took a few moments to address some issues that were discussed at the November 5, 2015 special meeting. Mr. Brennan read a statement from Karen Birck regarding the Middlebrook School Renovations. Mr. Brennan indicated that Ms. Birck contacted Malcolm Whyte and Mary Kehoe who were on the building committee for the Middlebrook School Renovations to obtain clarification on some issues with the project. Mr. Brennan then asked Ty Tregallas of Turner Construction to address the issue raised at the November 5, 2015 meeting regarding the abatement to be done over the Thanksgiving Holiday for the Miller Driscoll School Renovation project.

Mr. Tregallas then introduced representatives from Turner Construction and indicated that all bid documents, including plans and specifications and supplementary documents has been

made available in the Town Clerk's office and Mr. Brennan indicated that those documents are also in process of being made available on the Town website.

B. Discussion and/or Action

1. Miller Driscoll School Renovation Project – Consideration of Approval of Balance of Critical Low Bid, Qualified Vendor Trade Contracts

Mr. Brennan gave background on the agenda item and asked Mr. Tregallas to review the remaining seven critical vendor contracts that are up for approval by the Board of Selectmen, and the vetting process that was used before qualified vendors were chosen for the project.

Before Mr. Tregallas began his review, Bruce Hampson, co-Chair of the Miller Driscoll Building Committee stated that the building committee met on November 10, 2015 and approved Turner Construction's selection of the remaining qualified low bids in addition to the thirteen that were brought to the Board of Selectmen for approval at the November 2, 2015 Board of Selectman meeting. Mr. Hampson stated that based on the qualified low bids, the project came in \$5.2 million below budget with anticipated reimbursement of \$6.8 million. He stated that the project should cost the citizens of Wilton approximately \$38 million after state reimbursement.

Mr. Tregallas handed out a spreadsheet (attached), that indicated the vendor contracts that are up for approval and reviewed each. Mr. Tregallas reviewed the critical contracts recommended for approval, explaining that approvals were necessary so that work could begin over the Thanksgiving and holiday breaks.

Mr. Brennan asked Mr. Tregallas to review the vetting process that was used to select the qualified low bidders. Mr. Tregallas asked Andy Swayze, Purchasing Manager for Turner Construction to review the process for the Board of Selectmen. Mr. Brennan then asked Turner Construction to speak to site safety and requirements on the job. Vinny Bartoli, VP and General Manager for Turner Construction spoke to maintaining safety at the construction site.

After discussion with Turner Construction, Mr. Brennan opened the meeting to public comment and asked that all comments be limited to 3 minutes in order to facilitate comments from all who wish to do so and to maintain the focus on the Agenda item.

Lynne Vanderslice of Middlebrook Farm Road (First Selectman-elect) – Ms. Vanderslice read a statement and asked that the discussion be contained to discussing the bid contracts up for consideration and offered that other topics would most definitely be considered once the new Board of Selectmen was seated. She indicated that she researched questions that were raised at the previous Board of Selectmen meetings. Ms. Vanderslice endorsed Turner Construction's statement, indicating that they have done the job they were hired to, that is to act as a Construction Manager Agent and not as a Construction Manager at Risk. All contracts presented represent a reduction in cost for the project and that as first selectman-elect, she is committed to bringing the project in at the lowest possible cost, without sacrificing safety or quality of the building. Ms. Vanderslice recommended the Board of Selectmen move forward with signing the remaining seven critical low bid vendor contracts.

Anthony Lofrisco of Cider Mill Place raised an issue regarding the lawsuit brought by Sensible Wilton and what impact it would have with regard to the Miller Driscoll School Renovation Project.

Town Counsel clarified information regarding the lawsuit brought by Sensible Wilton.

Christine Finkelstein of Rockhouse Road spoke as a member of the Board of Education, with Laura Schwemm, Glen Hemmerle and Lori Rothstein also in attendance from the Board of Education. Ms. Finkelstein stated that the Board of Education expressed their continued strong support of the Miller Driscoll School Renovation Project. She then read a statement expressing that support and to support those who worked and continue to work on the project.

Marianne Gustafson a 20 year resident of Wilton spoke with regard to the issues at Middlebrook and to the qualifications for the qualified low bids for the Miller Driscoll School Renovation Project. She also spoke to being more transparent with regard to sharing information with the public so they can do research on contractors for the project. She stated she felt good after hearing presentation from Turner Construction officials, but felt the board was still rushing to contract.

Kim Becker of Timbertop Trail had concerns with regard to the work to be done over the Thanksgiving holiday and the contracts that are being asked to be approved by the Board of Selectman. She stated that more transparency during the beginning of the project would have allayed citizen concerns.

Bruce Hampson-co-Chair of the Miller Driscoll Building Committee, Mike Douyard and Andy Swayze from Turner Construction spoke to questions Ms. Becker raised.

Tom Curtin of Tamarack Place stated that he felt good about the process going forward after Ms. Vanderslice's statement, but did not feel good about the process until now. He then posed the question as to who will be responsible for safety at the construction site.

Vinny Bartoli of Turner Construction reviewed who would be responsible if a situation would arise regarding safety issues with input from Town Counsel.

Simon Reiff spoke as parent who had some lingering concerns with regard to the Miller Driscoll School Renovation Project. Mr. Reiff posed the question as to when building officials would conduct a baseline indoor air quality test, and if it would be done before any abatement started over the Thanksgiving holiday.

Mr. Douyard of Turner Construction responded to Mr. Reiff concerns.

Mr. Reiff, speaking as at the attorney for Sensible Wilton, spoke to the concerns about safety, due diligence and lack of liability under the Turner Construction contract and asked the Board to adjourn the discussion on the vendor contracts until the new Board of Selectmen is seated as he believes this will lend legitimacy, allow broader support and allow discussions to take place with regard to the project.

Ms. Vanderslice reminded Mr. Reiff that she had asked for issues related to questioning Turner and liability to be held for discussion until the first meeting under her term as first selectman.

John Macken of Chipmunk Lane said he was impressed with Turner's answers that evening, and that his prime concern was safety for his son, a student at Miller Driscoll.

Glen Hemmerle of Collingswood Road spoke as a member of the Board of Education and sits on the Miller-Driscoll Building Committee. He stated that all meetings of the Miller Driscoll Building Committee were open to anyone who wanted to attend and that a proven process has been followed on all major capital project issues regarding this project.

Mohammed Ayoub of Millstone Road – spoke with regard to scheduling and what if the scope of the project changes in the sense of phasing.

John Kalamarides of Westport read a statement from Warren Serenbetz (Chair of the Finance Committee) in support of the Miller Driscoll School Renovation Project

Jim Newton member of Miller Driscoll Building Committee read a statement showing support for the project and urged the board to approve the remaining vendor contracts

Mandy Schmauch of Windy Ridge Place spoke with regard as to what will happen while children are in school during the renovation process. She stated that she hopes the project goes forward.

Marissa Lowthert a 6 year resident spoke with regard to comments regarding misinformation regarding Middlebrook School, issues with requests for FOIA and reformation of Miller Driscoll Building Committee. She also had questions regarding the air quality at Miller Driscoll School.

Bruce Hampson responded to certain comments made by Ms. Lowthert.

Patricia Kohler of Deer Run Road spoke with regard to concerns for parents and with community asking questions. Ms. Kohler stated that she has trust in volunteers that work on boards and commissions, but asked that information keep flowing to the community.

Mr. Brennan asked Turner Construction to comment on how the abatement will take place.

Mr. Tregallas reviewed and noted that TRC is the contractor that will be leading the effort with regard to abatement and Turner will be coordinating closely with them.

Mr. Brennan then reviewed the agenda item to approve the 7 remaining contracts identified as critical and noted that 9 other considered not urgent would be on the December 7, 2015 Board of Selectman meeting agenda to be voted on.

Mr. Brennan than asked the Board for their comments.

Mr. Dubow asked for clarification on the contracts up for approval.

Mr. Kaelin complimented all who spoke whether they were for or against approving the contracts and assured all that they were heard. He then made a statement indicating why he is in favor of approving the additional critical contracts up for approval.

Ms. McFadden thanked all that came out and participated in all meetings and thanked Miller Driscoll Building Committee for their hard work. She stated that she is encouraged by comments made by First Selectman-elect Vanderslice regarding doing additional things to improve transparency and actively communicating information to the Town. She asked that the Town and schools communicate jointly and effectively with the citizens. Ms. McFadden added her support for approving the additional seven contracts up for approval.

Mr. Dartley read a statement indicating that he would be resigning from the Board of Selectman and in doing so will be abstaining from voting on the contracts up for approval.

Mr. Brennan asked Ty Tregallas to review the contracts up for approval. Mr. Tregallas stated that the spreadsheet handed out indicated nine contracts for approval, but that there are only seven that are being asked to be approved by the Board of Selectman. Those contracts being asked to approve are bid packages 3, 5, 6, 7, 8, 20 and 21 (steel; roofing and metal; masonry; glass and glazing; drywall; teledata and AV; and site work).

Mr. Brennan then stated that there is not much debate that the Miller Driscoll School needs renovation and his main concern has been that the project not be delayed to reduce increased costs to the taxpayers and to keep the project affordable and cost efficient.

A Motion was made by Mr. Brennan that the balance of the seven critical low bidder qualified vendor trade contracts as noted by Turner Construction be approved for execution by the First Selectman. Motion was seconded by Ms. McFadden and passed 4-0-1.

2. Appointments/Reappointments

Mr. Brennan moved that Diane Apicelli be appointed as Assistant Animal Control officer. Motion was seconded by Mr. Dubow, unanimously carried.

Mr. Brennan moved that re-appointments (as attached) be approved. Motion seconded by Mr. Dartley, unanimously carried.

3. Miscellaneous Other Business

Mr. Brennan asked the Board of Selectmen to pencil in on their calendar tentatively for a Special Meeting on Tuesday November 24, 2015 to approve the appointment of a new CFO.

Installation of Pedestrian Brick Walkway will begin in the Village on Wednesday November 18, 2015, should take approximately 8-10 days weather permitting. He asks all citizens for patience while work is being done.

C. Public Comment

Steve Hudspeth thanked Mr. Brennan for his service to Wilton and asked Mr. Dartley to reconsider his resignation.

Gail Moskow of Carriage Road thanked all the Boards, Commissions and Committees that has made the Town of Wilton a wonderful place. She also gave a special thanks to

Mr. Brennan and Ms. McFadden for serving on the Board of Selectmen and Mr. Dartley for the short time he served.

Curtis Noel of Keelers Ridge thanked Mr. Brennan for the time and effort he has put in service to the Town.

D. Reports

Selectmen's Reports

Mr. Dubow
None

Mr. Kaelin

Invited all to attend Mr. Brennan's retirement dinner on December 10, 2015.

Ms. McFadden indicated her delight serving on various boards and enjoyed her time. Fully supports Ms. Vanderslice on becoming new First Selectman and thanked Mr. Brennan for his service to the Town. She thanked all members of the Board and hopes to continue to serve the Town.

Mr. Dartley

Thank Mr. Brennan for his service and Mr. Kaelin for asking him to serve. Hope board listen to the people they are serving. Town should be open and transparent.

First Selectman's Report

As this was Mr. Brennan last Regular Board of Selectman Meeting, he read the attached statement.

- E. Adjournment – Having no further business, motion made by Mr. Dubow to adjourn meeting. Motion was seconded by Ms. McFadden and unanimously carried. The meeting was adjourned at 10:30 p.m.



Jacqueline Rochester, Recording Secretary

Miller Driscoll Award Recommendation
Town of Wilton Rev 1

Bid Package	Recommended Contractor	Contract Value		Bidder #2	Bidder #3	Bidder #4	Bidder #5	Bidder #6		Comments
#3 Structural Steel & Misc Metals	STS Steel, Inc.	\$ 1,399,000		\$ 1,492,000	\$ 1,517,000	\$ 1,550,000	\$ 1,860,000			Need to prepare shop drawings (8 weeks), review and approve (3 -6 weeks), and fabricate steel (4 weeks), for a March start of steel erection
				United Steel	Schenectady Steel	Shepard Steel	EBP			
#5 Roofing & Metal Panels	Silktown Roofing, Inc.	\$ 2,459,000		\$ 3,133,000	\$ 3,287,000	\$ 3,672,000	\$ 3,676,000			Need to perform roofing work over Thanksgiving break as part of the enabling work
				The Imperial Co.	Barrett Inc	Greenwood Industries	United Roofing & Sheetmetal			
#6 Masonry	Connecticut Mason Contractors, Inc.	\$ 937,000		\$ 1,025,000	\$ 1,268,000	\$ 1,734,000				Lead time for Brick can be 8 to 10 weeks after approved sample depending on when the supplier produces a particular product depending on overall demand
				Acronom	Joe Capasso	Fernandes				
#7 Glass & Glazing	Massey's Plate Glass & Aluminum, Inc.	\$ 1,789,000		\$ 1,821,000	\$ 1,959,000	\$ 2,000,799	\$ 2,021,940			Need to prepare shop drawings (8 weeks), review and approve (3 -6 weeks), and fabricate & deliver window system (8 weeks), for a May start of steel erection
				Norwalk Glass	Lockhead Window Corp	R&R Window	Cherry Hill Glas			
#8 Drywall & General Trades	Connecticut Acoustics Inc.	\$ 2,604,978		\$ 2,688,000	\$ 2,757,500	\$ 2,990,000	\$ 4,287,000			Need to install temporary partitions and sound blankets to isolate the occupied portion of the school from the construction zone prior to Christmas start of construction
				GDS	Partitions Inc	CGM Acoustics	Bismark Construction			
#9 Doors Frames & Hardware Not voted by BOS on 11/16	Kelly Bros. Hardware Corp.	\$ 245,900		\$ 263,025	\$ 295,705					Need temporay doors, frames & hardware for enabling phase of the project to install doors in temporary bariers.
				Tull Bros	Builders Hardware					
#10 Acoustic Ceilings Not voted by BOS on 11/16	Connecticut Acoustics Inc.	\$ 572,240		\$ 633,000						Open and close ceilings after hours between now and Christmas break to facilitate the rerouting and disconnect of MEP systems.
				Central Conn Acoustics						
#20 Tel/Data & AV	ComNet Communications, LLC	\$ 889,901		\$ 293,272						Need to reroute tel/data lines that run through the Peach Core prior to demolition.
				Mercury						
#21 Sitework	HI Stone & Son, Inc.	\$ 4,190,000		\$ 5,009,000	\$ 5,215,000	\$ 5,435,911	\$ 5,537,000	\$ 5,597,707	+3 Bidders	Installation of the construction fencing and erosion control requirements for inspection and approval by the civil engineer prior to the start of demolition and the excavation for the new foundations.
				J. Iapalucio	Waters Construction	Amec	Ralph Camputaro	Richards		