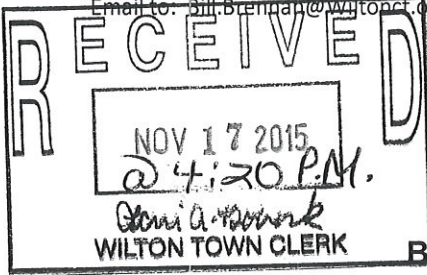


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First Selectman

Richard J. Dubow

Michael P. Kaelin

Deborah A. McFadden

Kenneth J. Dartley

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN SPECIAL MEETING
THURSDAY NOVEMBER 5, 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, Karen Birck, Ty Tregallas, Ken Bernhard, First Selectman-elect Lynne Vanderslice and Selectman-elect David Clune

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

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

A. Discussion and/or Action

1. Miller Driscoll School Renovation Project
 - Review and Discussion of 13 Low Bid Qualified Vendor Trade Contract Submissions for Miller Driscoll School Renovation Project for the Purpose of Approving/Disapproving Same

Mr. Brennan reviewed the reasons for calling the Special Meeting of the Board of Selectmen and gave a background summary on the Miller Driscoll School Renovation Project (summary attached).

Mr. Brennan asked Ty Tregallas of Turner Construction to review the 13 recommended contracts and the urgency for requesting approval.

Before Mr. Tregallas began his review, Mr. Kaelin asked Mr. Tregallas about the process that was followed and why the contracts were not presented to the Board of Selectmen for review and approval earlier. A discussion ensued and after discussion, Mr. Tregallas handed out a spreadsheet (attached) that showed the low bidders for the vendor contracts and the reasoning for requesting approval for the 13 contracts and reviewed each. Mr. Tregallas stated that of the 13 contracts, 12 are critical to get approved

and get the process going, but one contract could be held until the next BOS meeting for approval.

After review, Mr. Kaelin suggested the contracts could possibly wait until December, after the new Board of Selectmen is seated before approving any of the contracts and all can be approved at that time.

After discussion with the Board of Selectmen and Mr. Tregallas, Mr. Brennan opened the meeting to public comment.

Richard Creeth of Catalpa Road spoke to delegating authority to the First Selectman to sign contracts on building projects. He also stated that now is not the time to second guess the process, but to focus on improving the process going forward.

Peter Wrampe of Pipers Hill Road stated that he was not comfortable with delegating authority to First Selectman to sign contracts. Feels BOS should review all contracts individually and then vote on whether to sign.

Jason Cutler of Valeview Road had questions on delays from the EPA regarding abatement and additional costs to the Town.

Paul Hannah of Shagbark Place urged the BOS to authorize the First Selectmen to execute the contracts and keep the project on schedule. He stated that delays will have added extra costs and longer delays will likely cost the project to rebid and will cost the Town much more.

Marianne Gustafson a 20 year resident of Wilton spoke with regard to the process by which the bids were vetted and does not particularly like to approve contracts that have to be signed under duress. Ms. Gustafson asks for full disclosure and accountability.

On the other side, resident and former First Selectman Paul Hannah gave his prediction of the future of the Miller-Driscoll School, if the project were to start going down the road of delays.

Simon Reiff spoke about the materials that were made available for review at the Town Clerk's office and the Town Website.

Town Attorney Ken Bernhard spoke to questions raised by Mr. Reiff regarding the language in the vendor contracts.

Ray Moscow of Carraige Road posed the question: What will be different if the project is delayed 1 month, what will each selectmen personally do to put them in a better position to consider approving the vendor contracts submitted by the Building Committee for approval. Mr. Moscow stated his belief that certain citizens wish to derail the project and that the Selectmen should move forward with project.

Alex Ruskevich of Calvin Road spoke with regard to certain process that Town had in place for capital bonding projects that is not followed. Asks the Board to allow the time to go over contracts in detail so there is understanding of what the Town is committing to before approval.

Liz Hanson of Linden Tree Road spoke to certain areas of the contracts and to the vetting process for the vendors chosen.

Steve Hudspeth of Glen Hill Road spoke to the critical paths and timelines that need to be adhered to for the project to move forward. He encourages all the elected officials to use their collective wisdom and don't delay any longer than necessary. If necessary, have as many special meetings needed to better understand the contracts.

Curtis Noel of Keelers Ridge Road raised questions regarding the site work for Miller Driscoll School Renovation project.

Phil Sharlach of Snowberry Lane asks that due diligence be done on all contractors. Does not believe the selectman have all the information to approve the contracts.

John Kalamarides of Westport Road asks the BOS to make a decision this evening to either move forward or delay the project.

Mr. Brennan asked the First Selectman-elect and the Selectman-elect to add their comments.

Lynne Vanderslice (First Selectman-elect) – Ms. Vanderslice stated that she has seen improvements since the November 2, 2015 meeting with documents being made available for review on the project. She stated that contracts are to be signed by subcontractors and vendors before they come to First Selectman for signature, so there is time to do due diligence to review and time to request a special meeting if needed.

David Clune (Selectman-elect) – Mr. Clune reviewed the contracts and feels if the Selectmen feel there is more to do than take that opportunity. There is a need for greater transparency, but suggested that moving the project forward and being more transparent could be achieved simultaneously. He stated that the need to wait until the new Board of Selectmen should not hold up the process.

Sarah Curtis of Cannon Road spoke to the fact that citizens are frustrated that their vote and opinions do not matter.

Ed Papp of Walnut Place asked about other payments that would be triggered once the contracts are signed. He also stated that a case of ill feeling and disenfranchisement will continue in Town if the rush to vote is taken on approving the Miller Driscoll School Renovation Project.

Mr. Brennan asked Mr. Tregallas if it is possible to approve certain contracts that he deemed critical to get the process going over the holidays and get the remainder of the contracts reviewed and approved at the next Board of Selectmen meeting giving time for the documents to be reviewed in more detail by the public. Mr. Tregallas deemed that all 13 are critical, but went through the listing and made recommendations for that six of the contracts were deemed the most critical. The six deemed critical were demolition and abatement, concrete, plumbing, fire protection, HVAC and controls and electrical.

Mr. Brennan then asked each Selectman to weigh in on the compromise of approving six of the contracts as opposed to the original 12 that was suggested by Mr. Tregallas.

Mr. Dubow stated that his preference would be to approve all the contracts, but will vote for approving the six deemed most critical by Mr. Tregallas.

Mr. Kaelin stated that he would not vote to approve the contracts as he feels he has not had adequate time to review the contracts. He reiterated his proposal to put off approving the contracts until the new Board of Selectman is seated in December.

Ms. McFadden noted two issues that is talked about in Wilton – poor communication and high taxes, and weighed them accordingly. She stated that she fears that if we don't approve some of these contracts tonight, it's going to cost the Town and taxpayers more money. Ms. McFadden feels it is genuinely in the best interest of the town.

Mr. Dartley stated that he will not vote to move any contracts forward. He does not understand the rush to have contracts approved.

Mr. Brennan gave his thoughts on what was before him and the Board of Selectmen. Mr. Brennan stated that he weighed the the decision about possibly deferring the vote. He concluded that the situation would be much the same in December when the new board is seated, with many people concerned about various issues, and all sorts of extraneous problems. So he's not so sure what would be accomplished by delaying that could cause potential increases in the cost of the project. The concern is for the children and a major school facility that needs to be renovated.

Mr. Brennan asked the Board to consider a motion to address the six contracts deemed most critical by Mr. Tregallas and defer on the others until the next Board of Selectman meeting on the November 16, 2015. A motion was made by Mr. Brennan to approve the six contracts (No. 1, 2, 16 17 18 and 19) that were identified by Mr. Tregallas as the most critical to get moving on the Miller Driscoll School Renovation Project. The motion includes the authorization of the First Selectman to execute the contracts on behalf of the Town. The motion was seconded by Ms. McFadden. (Contracts are all recommended for approval by Turner Construction, the

Miller Driscoll Building Committee and have legal approval by Town Counsel)

A discussion ensued before the motion was voted on.

The motion was moved by Mr. Dubow and seconded by Ms. McFadden and carried 3-2.

Ms. McFadden asked that Mr. Tregallas to once again review what was just voted on and how that impacts the Town.

- B. 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 11:30 p.m.



Jacqueline Rochester, Recording Secretary

Miller Driscoll School Renovation Project

Background Summary

- BOS, BOE & BOF unanimously approved this capital improvement project
- Past year – design and construction drawings development phase
- October – Impartial RFP process
- Trade contractor bids opened publicly and qualified low bidder contracts vetted by Turner and recommended for approval
- Miller Driscoll Building Committee unanimously recommended approval of 13 critical trade contracts to the BOS
- State statutes mandate contract awards to qualified low bidders
- Construction scheduled to start in December with some preliminary work done over the Thanksgiving holiday
- 13 critical trade contract documents sent to BOS members, as well as BOS elect members. Copies posted on Town website and with Town Clerk
- Ty Tregallas will review all 13 trade contract documents and explain why they are critical
- Trade contracts require BOS approval to enable the documents to be executed
- BOS has a fiduciary responsibility for the cost efficient management and approval of capital projects to their completion

Miller Driscoll Award Recommendation
Town of Wilton

Bid Package	Recommended Contractor	Contract Value		Bidder #2	Bidder #3	Bidder #4	Bidder #5	Bidder #6		Comments
#1 Demolition & Abatement	Niram	\$ 1,943,000		\$ 2,196,268	\$ 2,556,785	\$ 2,877,777	\$ 3,449,000			Need to submit PCB abatement Plan to the EPA and get approval for Christmas abatement. EPA could take a month to respond. Also
				Amec	AAIS	Southern Middlesex	Bestech			
#2 Concrete	Ralph Camputaro	\$ 969,000		\$ 1,041,000	\$ 1,197,000	\$ 1,220,000	\$ 1,248,000	\$ 2,098,000		Need to prepare rebar shop drawings 3 weeks, review and approve 3 weeks, and fabricate rebar 2 weeks for a January start of new foundations
				Universal	Marguerite	RJB	Tri-Star	Villa		
#3 Structural Steel & Misc Metals	STS Steel	\$ 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			
#4 Millwork	Northeast Interiors	\$ 589,000		\$ 651,998	\$ 716,000					Not a critical path award
				Legere	A Secondino					
#6 Masonry	CT Masons	\$ 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	Masey's Glass	\$ 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	\$ 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			
#10 Acoustic Ceilings	Connecticut Acoustics	\$ 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						
#16 Plumbing	P&D Mechanical	\$ 2,250,000		\$ 1,450,000	\$ 2,371,000	\$ 2,679,800	\$ 3,425,000			Investigate existing plumbing installation and install valves necessary to isolate and/or reroute water lines for the start of demolition.
				Southport Mechanical	Ferguson Mechanical	Stewart Mechanical	Crest Mechanical			
				Withdrew Bid						
#17 Fire Protection	K&M	\$ 519,534		\$ 533,000	\$ 542,000	\$ 636,275	\$ 647,900	\$ 1,350,000		Install a temporary sprinkler system off the domestic water line to protect the egress route from certain classrooms as required by the fire marshal prior to demolition.
				MJ Daly	HHS Mechanical	Wolverine	David Ulmar	Crest Mechanical		
#18 HVAC & Controls	L&R Plumbing & Heat	\$ 4,998,000		\$ 5,061,000	\$ 5,074,000	\$ 5,094,000	\$ 5,187,000	\$ 5,537,000		Investigate existing HVAC installation and install valves necessary to isolate and/or reroute hot water heating lines for the start of demolition.
				MJ Daly	James T Kay	Stewart Mechanical	P&D Mechanical	Ferguson Mechanical		
#19 Electrical, Fire Alarm, & Sec.	Banton Construction	\$ 3,551,000		\$ 3,559,043	\$ 3,600,000	\$ 3,667,000	\$ 3,797,000	\$ 4,899,267		Investigate existing electrical, fire alarm, paging & tel/data systems and install temporary feeders and work arounds to isolate the peach core and ensure that the remainder of the building is operational. Prepare to cut and make safe for demolition at Christmas break.
				Beacon Elec	Centerplan Construction	Ferguson Elec	JE Shea Elec	Ducci Elec		
#21 Sitework	HI Stone	\$ 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		