

**Center for Emergency services  
North Stonington  
40 Main Street  
North Stonington, Connecticut 06359  
860-535-2877**

**Meeting Minutes of August 6, 2015**

**ATTENDANCE:**

*Committee:* Chairman Mark Perkins, Vice-Chair Joe Cassata, Greg Howell, Bob Shabunia, Charles Steinhart V, Ryan Burdick, Marc Tate, Jon Bosma, Paul Kowack, Brian Elias, First Selectman Nick Mullane  
*Others:* Peter Springsteel, Project Manager; Kati Murphy, Committee Secretary; Selectman Robert Testa, Tyler – (Wheeler student shadowing N. Mullane)

**CALL TO ORDER**

Meeting was called to order at 7:02 PM by Chairman Perkins

**MINUTES:**

**INVOICES:**

Silver Petrucelli invoice #15-1290 - \$2139.50 – 100% Construction Documents  
MOTION by Charles Steinhart V, second by Joe Cassata to table the invoice.  
All in favor, motion passed

**CORRESPONDENCE:**

Committee acknowledged receipt of the following via e-mail:  
Summary of Bids from August 4, 2015  
*Five bids received with Nutmeg Construction the apparent low bidder at \$5.4m.*  
June/July Boulder Tallies  
Gradation/Compaction Reports  
*Blasting continues on site without incident. Potentially to be completed tomorrow (August 7, 2015). Jim Rossman, Clerk of the Works, will file a report with Committee when blasting is finished.*

**PUBLIC COMMENT:**

None

**OLD BUSINESS:**

Fine tuning of overall budget continues. Robin Roohr provided information to the Committee relative to bonding costs. Change order #6 was sent out to Committee, in the amount of \$11,577 for additional blasting for the wet well associated with the fire suppression system. Peter Springsteel indicated that this should be the final Change Order.

Peter had asked USDA if the low bidder could be approached regarding areas of the project where value engineering could be implemented. Peter was told by USDA that this could not be done after the bids had been opened. If the Committee chooses to rebid the project, than value engineering could be included as part of the bid. USDA also informed Peter that the two bids that arrived late must be returned, unopened, to those bidders.

Bob Testa thought it would be a good exercise in due diligence to rebid the project. Nick Mullane stated that if value engineering is included in the new bid, it's possible that some savings could be realized. Peter will speak with USDA for guidance on how to incorporate value engineering language into new bid documents.

Mark Perkins felt that should the project be rebid, within a week of the new opening, the Committee should have a solid number worked out in order to know exactly how much additional funding to request from the Town.

Joe Cassata questioned how much could be expected in cost savings if value engineering is pursued, and would it even be worthwhile to do. Peter stated that some value engineering had already been done, by going with a metal building. The deduct alternates were also value engineering and as it turned out, they didn't save much money.

The exterior of the proposed building was brought up. If the project goes to bid again the new specs will include façade upgrades. Nick indicated that he did not think Planning & Zoning would approve the building as it is today. At one time Silver Petrucelli had given a price of \$100k for the upgrades and approximately \$20k to design. These figures need to be confirmed and included in the budget. If Silver Petrucelli is going to be asked to alter the drawings Committee needs to know how much time Silver Petrucelli will need to make the changes before setting a new bid date. Designing the upgrades will require a change order and Silver Petrucelli will be looking for additional funds. Committee had previously agreed to have Silver Petrucelli move forward with construction documents that did not include the façade upgrades.

Bob Testa told the Committee that they need to have an in-depth presentation prepared to take before the Town. Town's people need to know the efforts of the Committee to keep the project within budget and how the project has come to the point it is at. Solid dollar figures will need to be provided and Committee needs to anticipate the questions that the taxpayers will have.

There was a conversation concerning whether or not deduct alternates should remain in the bid documents if the project is rebid. It was decided that they did not provide significant savings and will not be included in the next round of bidding. Bob and Paul are continuing to work with budget projections. It appears that Committee could be looking at \$2m in additional funds to be requested.

A MOTION was made by Charles Steinhart, V to reject all bids that were opened on August 4, 2015.  
Second by Marc Tate.  
All in favor, motion passed.

A MOTION was made by Charles Steinhart, V to rebid the project, with the current base bid and no deduct alternates, adding façade upgrades, with a value engineering component included in the bid.  
Second by Greg Howell.

**DISCUSSION:**

*Bob Shabunia indicated that Committee will need to know associated costs from Silver Petrucelli so that the amount can be added to the budget.. A vote will be taken at a future meeting to accept their proposal for façade upgrade and preparation of new bid documents. Façade options were discussed. Silver Petrucelli had previously provided 2 options to the Committee. Brian Elias and Nick Mullane also had examples of finishes that fit the exterior. Brian suggested Committee choose some specific examples of what they would like to see on the building and provide those to Silver Petrucelli*

All in favor, motion passed.

Mark Perkins asked Peter Springsteel to follow up with USDA to see if/how to include value engineering in the next bid. Mark also asked him to contact Silver Petrucelli informing them of what transpired at tonight's meeting and that a Change Order will be needed. The Committee wishes to see an estimate for redoing the documents to include façade upgrades. Committee will send a couple of façade options to Silver Petrucelli.

A letter will be sent to bidders informing them that all bids have been rejected and that the project will be rebid. They will all be invited to rebid and they will be notified of the new bid date and time. Bob and Paul will continue to work on budget projections. Committee needs to make sure that they are comfortable with every line item and dollar value on Bob and Paul's spread sheet. Committee will work on choosing façade options and work wherever they can on value engineering considerations. USDA and Legal will need to review documents before going out to rebid. A sub-committee will be formed to work on the presentation to the Town and perhaps another sub-committee to work on accurate soft cost numbers.

Nick Mullane stated that he had spoken with Town Counsels regarding a letter to Silver Petrucelli. Town Counsel suggested that a meeting would be more productive in discussing some of the disappointments in the process to date. Nick will coordinate meeting. Mark Perkins and Brian Elias will take part. Some members felt rebidding should take place first. Nick felt there was no harm in doing it parallel to the bid process. A draft of the discussion points will be provided to the Committee for their input.

Brian asked Peter to request from Silver Petrucelli, once a façade has been decided on, that they provide Committee with a high quality rendering of what the building is going to look like. That is going to be a huge selling point when going back to the Town. He would like to see landscaping and a fire truck in the renderings.

Peter filled the Committee in on what had taken place earlier in the day at the Pay Requisition meeting. There was the additional \$11k change order for blasting. Some of the punch list items have been completed but they can't all be done until blasting is finished and Suchocki & Son are off site. There will be one more Requisition meeting for Phase I.

MOTION to adjourn made by Charles Steinhart, V, second by Jon Bosma.  
All in favor, motion passed.

Meeting adjourned at 8:05 PM

The next meeting is scheduled for Monday, August 10, 2015 at 7:00 PM