

## CITY OF SHELTON

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### Public Improvement Building Committee Special Meeting ~ May 2, 2017 BOE Administrative Office ~ Conference Room A

Chairman Bernie Simons called the meeting of the Public Improvement Building Committee to order at 6:33 pm.

The committee said the Pledge of Allegiance.

Roll Call: Present - Bill Banfe, Brian Lampart, Francis MacIvain, James Oraziotti, and Bernard Simons. Absent – Beth Gabriel and Eugene Kierce (excused). Quorum: 5 present, 2 absent.

Also in attendance were Gary DeFillipo, project manager, John Calhoun, BOE Maintenance, Dean Petrucelli, Architect, and Ben Trabka, BOE Security.

Chairman Simons asked if anyone from the public would like to speak three (3) times. There were none.

#### **Sunnyside Roof Project:**

This special meeting was called to review bids and select a contractor for the Sunnyside Roof Project.

Dean Petrucelli addressed the committee and reviewed the bidding process for this project. The bids were open on April 20<sup>th</sup> after a four (4) week bid period. There were five (5) bids, ranging from \$947,000.00 to \$1,438,000.00. Silktown Roofing's bid, who performed the emergency repair in the fall, came in about the middle range. (see attached bid sheet).

Dean voiced that he was hopeful Silktown would be the low bidder, because of its years of knowledge and expertise. They do quality work and use quality materials and are a large company with a huge presence in the State.

However, Young Developers, who were the low bidders, have been bidding aggressively over the last few years. Silver Petrucelli have worked with them about six (6) times in the past two (2) years. They are a relatively young firm with a smaller crew than Silktown. They bring in more crew over the summer months. Silver Petrucelli's experience with them has been very good. They have not had any issues with quality or duration of projects. Their paperwork is good, the shop drawings are good, the close out is good. They have had a great relationship with them. Dean has spoken to Bob Brainen to confirm that he had everything together and the package appears to be complete. Dean recommends that Purchasing and Town Legal reviews this as well. All the paperwork is complete as well as the bid documents. Their price is very competitive.

As a professional, Dean stated that he cannot disqualify a bidder unless he has a legal just cause. There is no just cause in this case, therefore, he is recommending Young Developers for this Roof Project. The State sets these requirements. Remember that the State will be providing some reimbursement for this project.

Dean discussed the Deduct Alternates. Deduct Alternate #1 is referring to not replacing the roof over the gym area. The portion of the roof over the gym area is newer than the rest of the

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roof. The recommendation is to replace that portion as well, as it seems there is about five (5) years of life left. The recommendation is to capitalize on this very aggressive and competitive bid and replace the entire roof now.

The Deduct Alternate #2 is regarding a 20-year warrantee as opposed to the 30-year warrantee. It also includes one less layer of roofing materials.

Silver Petrucelli recommends that the City award Young Developers the entire project at \$947,000.00.

There was some discussion regarding the timing of the project. The agreement states that work will begin 10 days after the signing of the contract, but no earlier than June 14, 2017. The project will be complete in 78 days, no later than August 30, 2017. There was also discussion regarding the type of material that will be used. The first year is on the contractor. Years 2-30 will be the responsibility of the manufacturer.

**A motion was made by Bill Banfe that based on the recommendation of Silver Petrucelli Associates regarding Bid #37-53, Sunnyside Elementary School Roof Replacement Project. The bid should be awarded to Young Developers of Hamden CT., in the amount of \$947,000.00, subject to a review of the bid documents and contract by the Corporation Council and Purchasing Department. Brian Lampart seconded the motion. Vote 5-0, motion passed.**

**A motion was made to adjourn the meeting by Francis MacIlvain, seconded by Brian Lampart, vote 5-0, motion carried.**

Meeting adjourned at 7:00 pm.

Respectfully submitted,

***Tina Coppola ~ Recording Secretary***  
May 4, 2017