

TOWN OF NEWINGTON  
SCHOOL CODE COMPLIANCE PROJECT BUILDING COMMITTEE  
SPECIAL MEETING MINUTES

June 1, 2010

TOWN HALL LOWER LEVEL CONFERENCE ROOM L101

- I. Call to Order –the meeting was called to order at 4:33 PM.
- II. Roll Call – Members present: Steve Woods, Maureen Klett (arrived at 4:45), Myra Cohen, Dave Nagel, and Dan Carson. Others present: Mark Welch, Oak Park Architects; William Collins, Superintendent of Schools; Lou Jachimowicz, Business Administrator; Jim Wenker and Mike Gaydos, Newington High School; and Jeff Baron, Dir. of Administrative Services.
- III. Public Participation - None
- IV. Review and discuss bid results – Nine bids were received. The bid for the lowest dollar amount was received from Scope Construction, followed by Cutter Enterprises and Millenium Builders. The tabulation of the bids received was distributed by Mr. Baron and Mr. Welch distributed a summary and recommendation on award. Bidders were required to identify their subcontractors for site work, electrical work, and the gymnasium flooring. Both Scope Construction and Cutter Enterprises identified Gugliotti Associates as their flooring subcontractor. Mr. Welch contacted Gugliotti Associates and confirmed that they do not install the brand of flooring system specified. Millenium’s bid identified a subcontractor who does install the brand of flooring specified. Gugliotti Associates provided Mr. Welch with a sample of the Action Anchorflex DIN that they intended to install as a substitute. It was examined by the Committee. It has a different padding, with less cushioned material underneath, and is anchored to the subfloor differently, with pins that have to be driven in with some precision rather than a channel that the specified system has. The Committee did not consider the Action flooring equal or superior to the Robbins Bio-Channel Star system that was specified. The specifications included a procedure for substitutions, which neither Scope Construction nor Cutter Enterprises followed. This procedure would have allowed all bidders the opportunity to bid on an accepted substitute. The Committee agreed with Oak Park Architects’ recommendation that Millenium Builders was the lowest responsible bidder for the materials and systems specified.

- V. Take action on recommendation to the Town Council – Mr. Baron distributed a project budget that reflected Millenium Builders’ bid and a ten per cent project contingency. Mrs. Cohen moved that the Newington School Code Compliance Committee recommends to the Newington Town Council that it accept the bid of Millenium Builders of Rocky Hill for their base bid of \$725,150 and their add alternate bid of \$15,860 for the gymnasium floor guarantee. The Committee also recommends that the Town accept the Project Budget as presented, for the code compliance and the gym floor replacement projects. Second by Mr. Carson. Discussion: Alternates 2 and 3 were on the Bid Form to allow the Board of Education to purchase these items if they decide they want to. Mr. Welch recommended that the Committee not accept Alternate 4. Mrs. Cohen requested that any draft resolution presented to the Town Council for acceptance include the date of the letters from the State Department of Education that authorized the Town to put the project out to bid. The motion passed unanimously by a vote of 5 YES to 0 NO.
- VI. Any Other Business Pertinent to the Committee – Mrs. Cohen made a motion to approve the minutes of the April 29, 2010 meeting, as presented. Second by Mr. Carson. Motion passed unanimously. Mr. Welch informed the Committee that the next phase would involve the remainder of the site work; the auditorium work, including the access to the stage; and hallway doors. A separate School Facilities Unit review would be needed. The Chair would like the design work to start on the next phase so that the Town would be in a position to take advantage of the current favorable bid conditions if they should continue. Oak Park Architects was directed to complete their preliminary work on the next phase of the code project and to have Bongiovanni Group complete the remaining survey work.
- VII. Public Participation – None.
- VIII. Committee response to public participation – None.
- IX. Adjournment – the meeting adjourned at 5:13 pm.

Respectfully submitted,

*Jeff Baron*

Jeff Baron  
Director of Administrative Services