Public Building Commission  
March 15, 2010  
Subcommittee Meeting  
Dodd Middle School Food Service Upgrade (Phase 1)  
Room 202 - Town Hall

Members Present:  
Mr. Keith Goldberg  
Mr. Joe Barba  
Mr. Mark Nash  
Mr. John Purtill  
Mr. Vincent Robitaille

Others Present:  
Mr. George Noewatne, Deputy Director, Public Works

Mr. Purtill called the special meeting to order at 7:00 p.m. He informed those present that the purpose of the special meeting is to discuss the recent bid opening regarding the Dodd Middle School Food Service Upgrade Project.

Bids were opened on March 10 and the three lowest bidders are as follows:

- Molzner Electric Construction, Bridgeport, CT $353,790.00
- J. A. Rosa, Wolcott, CT $399,400.00
- H & Y Construction, Inc., Brookfield, CT $420,000.00

Mr. Purtill stated that the lowest bid of $399,400 exceeds the available funds for the project by approximately $70,000. Mr. Rioux, of BL Companies, will come to this meeting soon to give the Authority suggestions as to how to reduce the scope of the project and possibly rebid it. It is hoped that the project will still move forward, although at a reduced scope, with work being done during this summer.

It was suggested that the project become more equipment based, leaving out the major structural activity. The main purpose at the start of this project was to move the refrigerator and the freezer up from the basement to the first floor. This move involves safety concerns for the staff that have to make trips up and down the stairs. This work could be accomplished this summer, at a cost less than the bid price and in line with the current appropriation.

In response to a query from Mr. Purtill, Mr. Noewatne stated that the parts of the project that will be delayed will not necessarily cost more at a later date. Mr. Purtill also inquired as to whether the Town Council or Board of Education has offered to come up with additional funding for this project.

Mr. Goldberg discussed the possibility of putting the project off for another year. He expressed concern that if that approach is taken, that the bidding climate may not be as good next year as it is right now. There were five bidders, and three were very close in number, although one was extremely high.
Mr. Nash stated that he is hopeful that Mr. Rioux will speak with the low bidder regarding revising some aspects of the project. It was noted that any amount relating to the cost project that is in excess of $350,000 must go to referendum.

Mr. Rioux joined the meeting and stated that the low bid is well over the current allocation. He recommends that the infrastructure portion of the project be eliminated at this time. The project would have to be redesigned to reflect the changes, but could go out to bid next week.

Mr. Goldberg expressed concern about breaking out some of the work, as the plan was to complete the entire project. He questioned whether the outside work would be done now. It was the consensus of the Commission that the work to be completed at this point be related to the relocation of the equipment.

The Authority inquired of Mr. Rioux as to what the estimate was for this project. Did the bids come in over the projected budgeted amount for the project? Mr. Rioux commented that the bids are over the appropriated amount. His firm did not do the entire design, as there was some work completed when his firm came on board.

Mr. Sima commented that the figure originally proposed related to moving the equipment from the basement and other related work. That is still the most important piece of this project. Mr. Nash stated that the most important issues at this point relate to safety, which means that moving the equipment from the basement to the upstairs location must be a priority.

The project will now be completed in two phases. The current project will consist of moving the refrigeration and freezer equipment to the loading dock. That relocation results in work that must be done in the loading dock area. The relocation of the access to the serving area will not be addressed at this time.

Mr. Goldberg suggested that value engineering be considered for the design of this project. Mr. Purtill inquired as to whether the Board of Education was present for the bid opening and resulting discussion.

Mr. Rioux informed the Authority that he has been in discussion with Mr. Michelangelo and representatives of the schools, including Mrs. Madeline Diker who is in charge of food services. Mr. Vincent Masciana of the Department of Education has also been involved in the discussion. All have expressed concern about the disparity in the bids, with four bidders in the lower range, and two in the higher range.

Mr. Purtill inquired of Mr. Rioux as to what the estimate was for the project. His recollection was that it was $280,000. Mr. Rioux commented that the estimate for site work, which was in addition to the original plan, was $50,000. He noted that the portion of the bids that were higher than anticipated was the electrical component.
It was noted that the low bid came in higher than the amount that needs to be approved at referendum, which is $350,000. It was the consensus of the Commission that the most expeditious method of moving forward with the project is to forego a large portion of Phase 2 of the project.

Phase 1 will include the relocation of the refrigeration and freezer equipment, and to begin the infrastructure that will be completed as part of Phase 2. This will result in a savings of approximately $80,000 to $100,000. That will bring the project total for the first phase to approximately $250,000. Mr. Rioux stated that the project can be ready to go out to bid with the new configuration early next week. This will allow work to be done this summer.

In response to a query from Mr. Purtil, Mr. Rioux stated that the Board of Education is in agreement with proceeding to rebid the project to include Phase 1. In response to a query from Mr. Nash, Mr. Rioux stated that this phase will not address the change in the serving lines, which was intended to improve the flow of students obtaining their lunch.

Mr. Rioux stated that as more money becomes available, the infrastructure of the project can be initiated. The bulk of the electrical work is not part of this phase, and in the future it can be tapped off the existing electrical panel.

Mr. Goldberg moved that the Public Building Commission rebid the Dodd Middle School Food Service Upgrade Project to include items discussed at this meeting to be included in Phase 1 of the project. This will include removing the work related to the serving lines and other infrastructure work. The motion was seconded by Mr. Nash.

Discussion of Motion:

Mr. Goldberg inquired of Mr. Rioux as to what the estimate for Phase 2 of the project would be. Mr. Rioux stated that those costs will be determined after the bids are received for this phase of the project. He will work out the bidding process with the Public Works Department. Mr. Noewatne stated that advertisement for bids will go out within the next few days. Bid opening will take place in early April. Hopefully, the contract will be awarded in early May. Work will be done during this summer.

Mr. Goldberg inquired as to whether the remaining work could be accomplished as a change order to this project as money becomes available. Mr. Rioux stated that it could not be done as part of this project, as the cost would exceed the amount that needs to be approved at referendum. Mr. Noewatne stated that he hopes that bids can be received before the next regular PBC meeting.

Vote on the Motion: Carried unanimously.
ADJOURNMENT

Mr. Goldberg moved that the subcommittee adjourn at 7:35.m. The motion was seconded by Mr. Nash and carried unanimously.

Attest:

Susan Zwick