

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
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BOARD OF FINANCE AGENDA

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2025 JUL 21 P 2:30
ATTEST: *[Signature]*
TOWN CLERK

BOE Conference Room
Special Meeting Agenda

Tuesday, July 22, 2025
6:00pm

1. Establishment of a quorum and call to order
2. To consider and act on a request from the BOE Director of Finance/Operations, Joseph Mancini, to appropriate **\$278,500** from designated line **#20560-57893 (Great Neck Field Improvement)** and forward to the RTM if required.
3. To consider and act on a request from the BOE Director of Finance/Operations, Joseph Mancini, for an additional appropriation in the amount of **\$71,500** to line **#20560-57893 (Great Neck Field Improvement)** and forward to the RTM if required.
4. Adjournment



Mr. Joseph P. Mancini
Director of Finance

Mr. Thomas W. Giarl III
Superintendent of Schools

July 21, 2025

This request is for an appropriation in the amount of \$278,750 from Capital and Non-recurring designated line 20560-57893 Great Neck Field Remediation.

This request is to move \$278,750 from designated to appropriated and is accompanied with another motion for \$71,250 to bring funding of this project to \$350,000. We are in the process of evaluating bids, with specific efforts given to bringing bids down below the \$350,000. This project remediates the back recess area at Great Neck Elementary school to work towards having the field available for students to access, historically this field has difficulty draining and students were limited to time on the playscape and asphalt as a result.

Respectively,

Joseph Mancini
Director of Finance



Town of Waterford
Purchasing
Shea Davy, Purchasing Agent
15 Rope Ferry Rd, Waterford, CT 06385

EVALUATION TABULATION
IFB No. IFB# 24-033
Great Neck Elementary School Athletic Field/Play Area Reconstruction
RESPONSE DEADLINE: June 26, 2025 at 2:00 pm
Report Generated: Thursday, June 26, 2025
Revised Responses: July 21, 3:30PM

SELECTED VENDOR TOTALS

Vendor	Total	Bid evaluations and value engineering (costs savings 7/21/25)
Nunes Connecticut, Inc.	\$454,650.00	\$369,095
Turco Golf, Inc.,	\$457,829.48	\$457,829
Liberty Landscapes, LLC	\$522,322.00	\$300,850 Plus disposal fees
Greenway Property Services Inc.	\$586,000.00	
Suchocki and Son, Inc.	\$598,888.39	

LIBERTY LANDSCAPES, LLC

ATHLETIC FIELD CONTRACTORS

TOWN OF WATERFORD
165 GREAT NECK ROAD
WATERFORD, CT 06385

JULY 21, 2025

ATTN: BILL MCMINN – PROJECT MANAGER

RE: GREAT NECK ELEMENTARY SCHOOL ATHLETIC FIELD/PLAY AREA RECONSTRUCTION

PROPOSAL

ATHLETIC FIELD/ PLAY AREA – 45,000 SF

1. <u>MOBILIZATION</u>	\$5,000.00
2. <u>6' PRIVACY SCREEN FENCING (1YR)</u>	\$9,170.00
3. <u>REMOVAL & DISPOSALS</u>	\$29,900.00
• STRIP OFF EXISTING VEGETATION – 2"	
• REMOVE EXISTING ROOTZONE – 6"	
○ PUSH TOWARDS DOG LEG	
4. <u>LASER GRADE ESTABLISHED SUBGRADE</u>	\$8,330.00
5. <u>FURNISH & INSTALL 2MM SAND LAYER – 1"</u>	\$19,190.00
• LASER GRADE SAND	
6. <u>ROOTZONE BLEND – 5"</u>	\$129,670.00
• IMPORT & FURNISH TOPSOIL – 1.5"	
• LASER GRADE TOPSOIL	
• IMPORT & FURNISH C33 SAND – 3.5"	
• LASER GRADE SAND	
• REVERSE TILL IN 3 DIRECTIONS	
• LASER GRADE FINISHED GRADE	
7. <u>IRRIGATION SYSTEM</u>	\$62,000.00
8. <u>SET MANHOLE TO GRADE</u>	\$3,500.00
• PROTECTIVE RESILIENT PADDING	
9. <u>FERTILITY AMENDMENTS</u>	\$1,000.00
• NUTRITIONAL TESTING	
10. <u>SEEDING PER SPECIFICATIONS</u>	\$15,750.00
11. <u>MAINTENANCE PER SPECIFICATIONS</u>	\$10,000.00
2.5% BOND	\$300,850.00

NOTES:

- ROCK REMOVAL – IF, DURING THE PERFORMANCE OF THE CONTRACT, ROCK REMOVAL IS REQUIRED, THE PRICE SHALL BE \$500 PER CUBIC YARD FOR THE FIRST TEN YARDS. IF TEN CUBIC YARDS OF ROCK ARE EXCEEDED, THE PRICE SHALL BE \$250 PER CUBIC YARD.
- UNSUITABLE SOILS – IF, DURING THE PERFORMANCE OF THE CONTRACT, UNSUITABLE SOILS ARE ENCOUNTERED, THE PRICE SHALL BE \$500 PER CUBIC YARD FOR THE FIRST TEN YARDS. IF TEN YARDS OF UNSUITABLE SOILS ARE EXCEEDED, THE PRICE SHALL BE \$100 PER CUBIC YARD.
- MATERIAL TESTING – ALL MATERIAL TESTING COSTS WILL BE BY OTHERS

PRICE TABLES

Nunos original quote

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	LUMP SUM- ALL MATERIALS AND INSTALLATION (outside of irrigation system)	1	WHOLE	\$419,650.00	\$419,650.00
2	MATERIALS AND INSTALLATION OF IRRIGATION SYSTEM (ADD ALTERNATE)	1	WHOLE	\$35,000.00	\$35,000.00
Total					\$454,650.00

Less Revision <85,555>

\$369,095

Joseph Mancini

From: Luis Cibrao <luis@nunesconst.com>
Sent: Monday, July 21, 2025 1:54 PM
To: Kevin Dufour
Cc: William McMinn; Joseph Mancini; Scott Vose; Kari Nunes; Filipe Nunes
Subject: RE: Great Neck optional revisions.

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Good afternoon Kevin,

I was able to discuss this with Phil Nunes, and he advised on the following possible cost savings below in RED. In total it comes out to a savings of about \$ 85,555.

Also, we have other ideas to save money but would like to discuss them with another meeting onsite.

Regards,

Luis Cibrao

Controller | EEO Officer

Nunes Connecticut, Inc.

"An Affirmative Action/Equal Opportunity Employer"

Ph: 413-547-6488

From: Kevin Dufour <kevin@tomirwinadvisors.com>
Sent: Thursday, July 17, 2025 3:04 PM
To: Luis Cibrao <luis@nunesconst.com>; rachel@liberty498.com; Kari Nunes <karin@nunesconst.com>; smiller@turcogolf.com
Cc: McMinn William <wmcminn@waterfordschools.org>; Joseph Mancini <jmancini@waterfordschools.org>; Scott Vose <scottvose@tomirwinadvisors.com>
Subject: Great Neck optional revisions.

Thank you for attending the contractor interviews for the Great Neck Elementary School Project. As we had discussed, cost is a significant factor in evaluating any bids. If any contractors wish to exercise an option to adjust their proposal as part of a value engineering process, that would be welcomed by the Town.

Some areas where savings could be realized are listed below. These options, singularly or in combination, are all acceptable to the town. The list below are suggestions only and is not intended as a comprehensive or exclusive list of cost savings options. All options are welcome and will be evaluated individually.

Some potential cost savings options include:

- Reduce the soil profile to 5" (thus saving 2" of material costs and related disposal costs)
 1. 454 CY @ \$45.00 = (\$ 20,430)

- Reduce the shim layer to 1" (thus saving half the cost for the shim layer and reducing the amount of material to be transported off-site)(both options reduce the amount to be removed and transported off-site 3" or 1/3)
 2. 225 CY @ \$65.00 = (\$ 14,625) – should remove entire shim area.
- Remove the perimeter drain entirely and adjust the grades to utilize the existing surface drains (saving the cost of the perimeter drain)
 3. 435 FT Pipe = (\$ 18,000)
Stone = (\$ 5,000)
- Reducing the Maintenance obligation to 6 months of the active growing season after construction is completed. (reduces maintenance cost)
 4. No deduction as we were going to hand it over 30 days after completing.
- Blend the rootzone onsite using imported topsoil and appropriate sands. This must still meet performance specifications.
 5. Difficult to do onsite without taking over parking lot. If we can use parking lot and restore, then (\$ 15,000).
- Potentially keeping some material on site in the "dog leg" area, provided that the existing drainage outlets and wetland areas are protected. 18" of material in this 15,000 sq ft. area would equal the 6" in the revised depths that would need to be removed from the 45,000 sq ft field area. (\$ 12,500)

We feel the irrigation system is a very important aspect of the long-term success of the project, and it should be included.

We would appreciate having any response back by close of business on Monday.

Cordially yours,

Kevin Dufour
Sustainability Advisor
Tom Irwin Advisors
Cell: 781-999-5464
Email: Kevin@tomirwinadvisors.com
Follow us at: www.tomirwinadvisors.co
LEED Accredited Professional
Green Globes Professional

Cordially yours,

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