

**SUBJECT TO APPROVAL**

**SOUTHBURY BOARD OF SELECTMEN  
Special Meeting  
May 8, 2024**

**RESOLVED, that the Southbury Board of Selectmen, upon the recommendation of the Pool Project Oversight Committee and Silver Petrucelli & Associates, hereby awards the Ballantine Park Pool Improvement project to Norco Construction, Inc. of Manhasset, New York, in the amount of \$2,377,815.**

**Southbury Pool Project  
Oversight Committee**

# Memo

**To:** Board of Selectmen  
**From:** Dan Colton   
**cc:** Board of Finance  
**Date:** May 8, 2024  
**Re:** Ballantine Park Pool Improvements Project

---

Based on the endorsement made by Silver Petrucelli + Associates the Pool Project Oversight Committee is recommending the Southbury Board of Selectmen award the Ballantine Park Pool Improvements project to Norco Construction Inc. of Manhasset, New York. Norco Construction was the lowest qualified bidder at \$2,377,815.00. Included with this memo are the recommendation made by Silver Petrucelli + Associates and the complete list of bids received.



May 7, 2024

Mr. Dan Colton  
Finance Director  
Town of Southbury

Re: Recommendation for Contract Award  
Improvements to Ballantine Pool  
Southbury, Connecticut  
S/P+A Project #21.360

Dear Mr. Colton,

We have reviewed the bid proposal and qualifications of Norco Construction Inc., Manhasset, NY, for the above-mentioned project. Upon review of their bid along with reference checks & post-bid meetings with Norco, we recommend that Norco Construction Inc. be awarded the above contract for their base bid of \$2,377,815.00, with no alternates. After reviewing their bid form, along with speaking with members of their firm qualifying this bid, we feel that Norco Construction Inc. is the most qualified Contractor to complete this work.

On Wednesday, April 24th, 2024, Silver / Petrucelli + Associates, along with yourself & Blake Leonard from Southbury Public Works, spoke with Norman Rijo, President of Norco Construction Inc., along with other employees, and found that he demonstrated an understanding of the scope of this project including all related project aspects. We also questioned Norco Construction Inc. regarding the schedule for this project in which they indicated that their firm is appropriately staffed for this size project and are committed to starting the project as soon as they receive a "Notice to Proceed". Although they had given an estimated time of 305 days they believe they can finish much sooner and have the pool ready for the 2025 season. Our firm also checked references from project managers and designers who have worked with Norco previously, both of which vouched for Norco's professionalism, thoroughness, and schedule consciousness.

We believe it is in Southbury's best interest to award this contract to Norco Construction Inc.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

Matt Miller  
Architectural Designer  
Cc: file

Ballantine Park Pool Improvements Project  
Bids Received

<b>Bidder</b>	<b>Location</b>	<b>Bid Amount</b>
Norco Construction, Inc.	Manhasset, NY	\$ 2,377,815.00
Nosal Builders, Inc.	Cheshire, CT	\$ 2,845,000.00
Pinnacle Peak, Inc.	Woodbury, CT	\$ 2,900,100.00
Banton Construction Company	North Haven, CT	\$ 3,085,000.00
Pelletier Construction Management	Clinton, CT	\$ 3,684,425.00



# NORCO

CONSTRUCTION, Inc.

General Contracting & Management

---

April 25, 2024

Silver Petrucelli & Associates  
3190 WHITNEY AVENUE HAMDEN  
New London, CT 06320

ATTN: Matt Miller

RE: Ballantine Park Pool Project – References as requested

Matt

Pursuant to our teams meeting yesterday, I have listed below the requested references:

Julio Ravelo  
Thornton Tomasetti / Ravelo Architecture  
516-815-0833 cell

Charlie Viera  
Millstein Properties  
917-299-9659 cell

Jack Capello  
Veterinary Emergency Group  
914-419-5976 cell

Jeff Pirkl  
Milford Management  
914-714-3211 cell

If you need any additional information, please do not hesitate to call me.

Respectfully,

Erik Rappel  
VP – Operations  
Norco Construction Inc.