

Thomaston Opera House Commission

Minutes of Special Meeting – October 5, 2026

Attendees: Commissioners Michael Burr, Shanelle Dupre, Mark Foster, Joe Hartz, Rebecca Skinner, Nancy Stancavage, David Verdosci

Chairman M. Burr called the meeting to order at 6:01 pm.

Pledge of Allegiance: Recited by all.

UPDATES AND REPORTS: None.

OLD BUSINESS: None.

NEW BUSINESS: Phase 2a Bid Discussion/Selection

Commissioners reviewed portions of the Request for Proposal including description of the project, submission requirements, and how the Commission will make their selection. M. Burr provided a typed document comparing the three respondents to the RFP for the Commission to use in making their selection. The respondents were EverGreene, Conrad Schmitt, and John Canning (Olek showed interest but did not submit a bid). EverGreene and Conrad Schmitt were close to each other in estimated costs (base proposals of \$647,550 and \$614,863), while Canning was higher (\$1,064,580) than either. Schmitt and Canning did not include estimates for Payment and Performance Bonds.

M. Burr provided descriptions of what was provided in each company's proposal. He also explained Alternate 1 (electrical conduit) and Alternate 2 (East Stairwell & Vestibule Study).

Evergreene's proposal had the lowest hourly rate. They estimated the project would take 26-29 weeks to complete. Conrad-Schmitt's estimate was 18-26 weeks. Conrad-Schmitt and Canning may have underestimated the cost of plaster repair. Conrad-Schmitt had the lowest of the three estimates for decorative stenciling and ornament. Canning did not provide a Payment & Performance bond.

A weighted analysis resulted in scores of 9.9 for Evergreene, 8.8 for Conrad-Schmitt, and 8.25 for Canning.

On a motion by Nancy Stancavage, seconded by Shanelle Dupre, the Opera House Commission unanimously voted to recommend to the Board of Selectmen that the Town accept Evergreene's base proposal of \$647,550 and award the project to them.

On a motion by J. Hartz, seconded by N. Stancavage, the meeting was adjourned at 6:55 pm.

Respectfully submitted,

Rebecca Skinner,

Secretary, Opera House Commission

