

SPECIAL MEETING
BOLTON TOWN BOARD

October 13, 2015

Special Meeting:

Supervisor: Ronald Conover
Councilman: Robert MacEwan (absent)
Councilmember: Cheryl Bolton
Councilmember: Susan Wilson
Town Clerk: Jodi Connally
Counsel: Michael Muller (absent)

Meeting Call to Order: 4:38 pm.

Pledge: Sue Wilson

Public in Attendance:

Allan R. Stern, AIA regarding bid canvas for museum expansion project.

Al Stern, AR Stern Architects presented the following:

- He detailed the low bidders and costs for the project.
- The combined low bids came to \$1,177,606.00
- The initial project budget was \$1,000,000 .00
- The estimates came in at \$1,050,000.00
- Unfortunately the bids came in \$127,000.00 above the estimate.
- This is roughly 10% over.
- They made recommendations for product substitutions and pulled most of the field allowances for unforeseen conditions to see what they could come up with.
- After doing this they were able to find \$111,873.00 in projected savings.
- He detailed the summary by contract of the bids that came in on the handout he provided to the Board.

Supervisor Conover asked Mr. Stern if the Board could expect a number of change orders on the project which would be expected to reduce the project cost to be more in line with what they had originally budgeted. Mr. Stern agreed. Councilmember Wilson asked if the change orders would be identified as those that have been previously discussed as opposed to something that is found on the job site when they come through. Mr. Stern stated they would.

Supervisor Conover asked Mr. Stern if all the contractors companies were found to be responsible when he canvased them. Mr. Stern replied that they were all responsible and financially capable. He detailed the canvassing that they had done on all the bidders.

Supervisor Conover explained to the Board the 4 bullets they had in front of them, dealing with awarding the contracts to the low bidders.

- The first contract was with Cutting Edge Group LLC.
- The second and third contracts were with Jack Hall Plumbing and Heating LLC.
- The fourth contract was with DLC Electric LLC.

Supervisor Conover advised that the Board award these contracts individually.

- Resolution authorizing award of low bid for Contract 1, General Construction to The Cutting Edge Group, LLC for the Museum expansion project with a low bid of \$933,000 and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award.

Councilmember Wilson stated that Supervisor Conover and Mr. Stern had done a lot of work to get to this point. Supervisor Conover stated that Atty. Muller had also done a bunch of work for this project.

RESOLUTION #223

Councilmember Bolton moved, seconded by Councilmember Wilson to authorize award of low bid for Contract 1, General Construction to The Cutting Edge Group, LLC for the Museum expansion project with a low bid of \$933,000 and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award. All in Favor. Motion Carried.

- Resolution authorizing award of low bid for Contract 2, Plumbing Construction to Jack Hall Plumbing and Heating LLC., for the Museum expansion project with a low bid of \$33,916 and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award.

RESOLUTION #224

Councilmember Wilson moved, seconded by Councilmember Bolton to authorize award of low bid for Contract 2, Plumbing Construction to Jack Hall Plumbing and Heating LLC., for the Museum expansion project with a low bid of \$33,916 and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award. All in Favor. Motion Carried.

- Resolution authorizing award of low bid for Contract 3, HVAC Construction to Jack Hall Plumbing & Heating LLC., for the Museum expansion project with a low bid of \$69,290 and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award.

RESOLUTION #225

Councilmember Wilson moved, seconded by Councilmember Bolton to authorize award of low bid for Contract 3, HVAC Construction to Jack Hall Plumbing and Heating LLC., for the Museum expansion project with a low bid of \$69,290 and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award. All in Favor. Motion Carried.

- Resolution authorizing award of low bid for Contract 4, Electrical Construction to The DLC Electric LLC for the Museum expansion project with a low bid of \$141,400 and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award.

RESOLUTION #226

Councilmember Bolton moved, seconded by Councilmember Wilson to authorize award of low bid for Contract 4, Electrical Construction to The DLC Electric LLC for the Museum expansion project with a low bid of \$141,400 and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award. All in Favor. Motion Carried.

Tim Larson, RLA, LEED AP regarding bid canvas for Cross Street remediation and demolition project.

Tim Larson from The LA Group detailed the following:

- This is part of the overall property development into a parking facility for the Town.
- It is part of a DEC Smart Growth Grant the Town received for \$68,000.00 of non-matching funds.
- The Town must make up the difference of the total costs.
- He detailed documents he handed out to the Board concerning the bids.
- The lowest combined bid was for \$83,000.00.
- He detailed the proper removal and disposal of all the contaminants and debris.
- The bid for demolition and abatement would be awarded to Atlantic Contracting and Specialties.
- They would need an independent air monitoring firm to make sure it is not impaired by this work.
- They recommend this contract be awarded to TEAM Environmental at a cost not to exceed \$8,030.
- There will be a need for an additional \$400 for neighborhood outreach and sampling of the residential sewer pipe discovered during the project bidding phase.

Supervisor Conover stated the good news is that the oil tank came out of the ground without any issues. The bad news is that there were issues inside the building that were not anticipated and they must be dealt with correctly. Mr. Larson stated that the 30-40 old tv's within the building will be dealt with by the contractor at no extra cost.

- Resolution authorizing award of low bid of \$83,000 to Atlantic Contracting and Specialties for asbestos and demolition combined for the Cross Street abatement and demolition project and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award.

RESOLUTION #227

Councilmember Wilson moved, seconded by Councilmember Bolton to authorize award of low bid of \$83,000 to Atlantic Contracting and Specialties for asbestos and demolition combined for the Cross Street abatement and demolition project and authorizing the Supervisor of the Town of Bolton to enter into contract associated with this award. All in Favor. Motion Carried.

- Resolution authorizing award of low bid for air monitoring services associated with the asbestos and demolition contract on Cross Street to TEAM Environmental at a cost not to exceed \$8,030.

RESOLUTION #228

Councilmember Bolton moved, seconded by Councilmember Wilson to authorize award of low bid for air monitoring services associated with the asbestos and demolition contract on Cross Street to TEAM Environmental at a cost not to exceed \$8,030. All in Favor. Motion Carried.

- Resolution authorizing change order to the professional service contract with The LA Group for Cross Street remediation and demolition project adding an additional \$400 for neighborhood outreach and sampling of the residential sewer pipe discovered during project bidding phase.

Councilmember Wilson asked if Mr. Goutos will physically go to the neighboring homes in close proximity and advise them as this proceeds. Mr. Larson replied yes.

RESOLUTION #229

Councilmember Bolton moved, seconded by Councilmember Wilson to authorize change order to the professional service contract with The LA Group for Cross Street remediation and demolition project adding an additional \$400 for neighborhood outreach and sampling of the residential sewer pipe discovered during project bidding phase. All in Favor. Motion Carried.

- Resolution authorizing transfer of up to \$1,069,000 to the Rogers Park Project Improvement account, number ending: 200623 from the Community Development Account: number ending in 18848.

Supervisor Conover stated this project account includes a lot of different grants and things that are coming in at all different times. He stated this was to maintain our cash flow for the projects and any surplus can be transferred back to the account.

RESOLUTION#230

Councilmember Wilson moved, seconded by Councilmember Bolton to authorize transfer of up to \$1,069,000 to the Rogers Park Project Improvement account, number ending: 200623 from the Community Development Account: number ending in 18848. All in Favor. Motion Carried.

Public in Attendance:

Ed Scheiber stated the museum project was a long time coming and he really appreciated the work that Al Stern had done for them. He stated his only concern would be that the change orders were going to be effective once the contractors were under contract. He stated that Al Stern has done a good job in discussing this issue with them and he is feeling by in large they are on safe ground and he is looking forward to this project.

Supervisor Conover stated this is the final element of the overall plan for Rogers Park and he commends the Museum Board, Al Stern and Tim Larson for really moving things along.

Councilmember Wilson stated that this was an exciting time to be in Bolton.

RESOLUTION #231

Councilmember Wilson moved, seconded by Councilmember Bolton to adjourn. All in Favor. Motion Carried.

Adjourn: 5:03

Minutes respectfully submitted by:

Jodi Connally
Town Clerk

Katie Persons
Minute Taker