

NEW LISBON TOWN BOARD—AUGUST 24, 2022—SPECIAL MEETING REVIEW NEW HIGHWAY GARAGE BIDS---TOWN HALL, GARRATTSVILLE

Present: Supervisor Edward Lentz, Councilwoman Nancy Martin-Mathewson, Councilwoman Flo Loomis, Councilman Bill Whitaker, Councilman Brian Ryther, Hwy. Supt. Donald Smith, Town Clerk Charlene Wells, Residents: Matthew Palmer, Tom Riso, Darwin Card, Clair Robinson, Edwin & Rebecca Ilarraza, Also: Eric Michelitsch from Delaware Engineering

Supervisor Edward Lentz opened the special meeting on the New Highway Garage Bids at 7:04 PM. We received the bids on August 19, 2022 with 5 for General Contractor, 3 for HVAC, 3 for Plumbing and 4 for Electrical. Delaware Engineering took the bids for review and advised that they were all qualified bidders. They had contacted the low bidders to make sure they were confident with their bids and they all agreed that they were. All bids complied with the proper paperwork. Each bid asked for deduct items for items which we may have to delete. General Contract had 11 deducts, HVAC had 2 deducts and Plumbing and Electrical each had 1 deduct. The low bids were from Upstate Companies of Mt. Upton, NY for General (\$1,910,000.00) and Electrical (\$278,500.00) and from S & H Mechanical of Cincinnatus, NY for HVAC (\$272,322.00) and Plumbing (\$108,000.00) for a total of \$2,568,822.00. We have already spent \$222,538.25 in engineering and legal costs. Supervisor Edward Lentz estimated that we would have another \$35,000.00 in legal fees, \$90,000.00 in interest and we have proposals of \$68,274.00 and \$184,000.00 for construction management. This would bring the total cost of the project to \$3,168,634.25.

In order to get the cost more in line with our funding, it was discussed to deduct items that we could do at a later date that would not cause the project to be considered incomplete. These items include the concrete approach slabs, single man doors in firewall, EIFS from Exterior of Abuse Walls, Excavate & Backfill for Electrical Conduit, interior stud walls/doors/drop ceilings, mini split unit, air lines from the compressor to air stations and one item from electrical. This would lower the total cost by \$144,800.00. The County has set aside \$50,000.00 in their ARPA for each town and Otsego County Treasurer has advised that he felt we could use ours towards the new highway garage. With the \$75,000.00 funds we planned on contributing, the USDA loan of \$1,981,000.00, the USDA grant of \$700,000.00, the County ARPA funds of \$50,000.00, the deducts of about \$145,000.00, an additional \$15,000.00 from Fund Balance, we would come up with \$2,966,000.00. This would leave us to come up with \$202,634.00 based on the above estimates for legal, interest and construction management.

We received proposals from Matthew Palmer and Delaware Engineering for Construction Management. Claire Robinson questioned if it would be a conflict of interest because Matthew Palmer is on our Planning Board. Supervisor Edward Lentz didn't think so, but he will check with our attorney to make sure. Matthew Palmer explained his proposal to oversee the construction of the project. He would deal with scheduling, the interaction of the four contracts and do site checks. He felt that it was good to have someone separate from the engineering service be involved. He has coordinated with Delaware Engineering so that they will not be duplicating any significant construction management services. Contractors would have to use software to submit bills which would enable all paperwork to be in one place. As asked by Town Clerk Charlene Wells, he would handle the required filing of Dept. of Labor paperwork. The Board will review the proposals and discuss further at the September 13th, 2022 meeting.

Supervisor Edward Lentz felt that the project looked doable using the low bidders, the amount already spent and a small additional amount from the Town that would not hurt the Town's financial condition. Highway Supt. Donald Smith noted that if we don't move forward with the new garage, we will have to do something major with the old one. Doing nothing is not an option. If we redesigned the project and put out for new bids, we may not get anything cheaper and we would lose the \$700,000.00 grant funds. After further discussion, a motion was made by Councilwoman Nancy Martin-Mathewson, seconded by Councilman Brian Ryther and carried 5 Ayes/ 0 Nays to accept the following low bidders for the New Highway Garage Project, with noted deducts and all contingent upon USDA's approval: GENERAL CONTRACTOR—Upstate Companies-\$1,910,00.00 minus \$112,200.00 in deducts, HVAC—S & H Mechanical-\$272,322.00 minus \$13,600.00 in deducts, PLUMBING—S & H Mechanical--\$108,000.00 minus \$15,000.00 in deducts and ELECTRICAL—Upstate Companies-\$278,500.00 minus \$4,000.00 in deducts.

With no further business, a motion was made by Councilwoman Nancy Martin-Mathewson, seconded by Councilwoman Flo Loomis and carried 5 Ayes/ 0 Nays to adjourn at 8:00 PM.

Charlene R. Wells, New Lisbon Town Clerk

