

DRAFT – Minutes of the Hinesburg Selectboard, 12/4/15 Special Meeting

HINESBURG SELECTBOARD
SPECIAL MEETING – DECEMBER 4, 2015
CONFERENCE ROOM, TOWN HALL
7:30 A.M.

PRESENT: Michael Bissonette, Phil Pouech, Andrea Morgante, Jon Trefry, Tom Ayer, Rocky Martin, Art Garrison, Erik Bailey, Joe Duncan, Trevor Lashua.

Michael called the meeting to order at 7:30 a.m.

Trevor provided an overview of the both the proposed bid award and the process to arrive at this point. Staff, the engineers (Aldrich and Elliott), and Naylor and Breen Builders (the low bidder) worked cooperatively to identify nearly \$186,000 in reductions to get the project cost down to \$1,751,000 – or \$1,000 more than the project budget for the construction and implementation phase. Bids, when initially opened, were between 18% and 33% greater than the base bid figure used for the project budget. The proposed recommendation from staff and the engineers was to award the bid to Naylor and Breen, incorporating the nearly \$186,000 in reductions.

Jon asked if the building, which had been reduced, was sized for a second nanofiltration train in the event another water source was identified and could be connected. The answer is yes.

Jon asked if the building was capable of being expanded, if needed, in the future. The answer is yes.

Board members and staff talked about a variety of project and process elements, such as the door width for the chemical feed room, the garage door and its energy performance, and the siding.

A significant amount of discussion occurred on the proposed changes to the buildings heating and cooling systems. The change to smaller, less efficient gas-fired unit heaters netted out to a reduction in cost of more than \$50,000. There is also a concern that the elimination of the more efficient heating and cooling system will lead to struggles with condensation, as air conditioning had been proposed initially to keep condensation down.

Tom asked why the building estimate was off by so much, as it was the only area that really seemed to differ from the project estimates used for the base bid and budget calculations. Joe said he was not certain at this time, but that the overage may lead to process changes such as soliciting estimates from more than one contractor in the future.

Joe and Rocky explained that the State of Vermont, the source of the funds for the project, requires the bid to be awarded first as presented, and then the reductions made by a change order authorized immediately following the motion to award.

Jon moved, and Phil seconded, a motion to award the water treatment facility project to Naylor and Breen Builders, Inc. of Brandon, VT for \$1,026,275, and to authorize the Town Administrator to sign all necessary contracts and documents. The motion passed 5-0.

Jon moved, and Phil seconded, a motion to authorization a change order for the water treatment facility project of \$186,000 for the reductions as identified, with the understanding that staff, engineers, and the contractor will examine the heating and cooling systems in more detail, and to authorize the Town Administrator to sign all necessary documents and contracts. The motion passed 5-0.

Phil moved, and Tom seconded, a motion to adjourn at 8:05 a.m. The motion passed 5-0.