

TONOPAH TOWN BOARD
SPECIAL MEETING MINUTES

JUNE 06, 2012

Town Board Vice Chairman Horace Carlyle called the workshop to order at 7:00 p.m. Also present were Javier Gonzalez and Duane Downing. Jon Zane was absent. There were eleven other people in attendance.

1. Open and read aloud bids for the Tonopah Convention Center and State Bank and Trust Co. (Belvada) Renovations

Susan Dudley noted that there are two bids. The bids will be opened, the amounts read, and it will be noted if all of the required forms are present. She explained that the contract documents stated that contractors had to attend the mandatory pre-bid meeting to be eligible to bid.

The first bid is from Martin Harris Construction. The bid amount for the Convention Center is \$402,804. The bid amount for the Belvada is \$1,929,007. The total lump sum price is \$2,331,811. Alternate #1, the Tonopah Convention Center South Mechanical Units is \$31,632. Alternate #2, the Belvada System Furniture and Equipment is \$78,726. Alternate #3, the Belvada Trash Enclosure is \$14,219. Alternate #4, the Accordion Door is \$20,390. The total bid is \$2,476,778. All required forms were received.

The second bid was from B & H (Blanchard-Hoffman) Construction. The bid amount for the Convention Center is \$328,589. The bid amount for the Belvada is \$1,962,375. The total lump sum is \$2,290,964. Alternate #1, the Tonopah Convention Center South Mechanical Units is \$38,625. Alternate #1, the Belvada System Furniture and Equipment is \$78,954. Alternate #3, the Belvada Trash Enclosure is \$9,917. Alternate #4, the Accordion Door is \$21,497. The total bid is \$2,439,957. All required forms were received.

Susan Dudley explained that the Contractor's Waiver of Interest on Retainage and Waiver of Preferential Bidder Status are required by USDA because interest cannot be collected on any funds through USDA.

Horace Carlyle wanted to know how close the bids came to what was budgeted. Brandon Sprague noted that \$1,426,577 had been budgeted. Duane Downing wanted to know if this was just for the Belvada or for the entire project. Susan Dudley explained that this is total construction dollars. It did not include the non-construction dollars or the contingency. Of that money, there is the USDA grant in the amount of \$96,966, the portion of the USDA loan the Board agreed to take in the amount of \$1,196,633. The total loan offered is \$1,453,000. This also includes the CDBG funds of \$250,000. In addition, there is \$142,657 for construction contingency. The Board has the ability to take more of the loan, up to \$256,327. The Board also has set aside from the current budget, \$98,000 for debt payment and \$76,000 set aside in the FY 12/13 budget for debt payment.

Susan Dudley explained that USDA is under a deadline because the money came from Washington and the Town is supposed to be under contract by June 30, 2012. She noted that USDA may be able to ask Washington, DC for an extension and let Aptus see if they can rebid the project. Duane Downing noted that the Town now owns the building.

Susan Dudley explained that the abatement contractor will begin work Monday. She noted that this also came in over budget but the EPA has found some additional money so the Belvada will be cleaned and secured. The windows will be boarded up and the lead based paint, the asbestos, the fuel oil in the basement, first floor, floor tiles on the second floor and the parapet roof work will be abated. She noted that the rest of the second floor and floors 3, 4, and 5 had to be removed because it was over budget.

Brandon Sprague explained that a lot of the General Contractors fell out right after the walkthrough and some did not even take advantage of the walk, showing a lack of interest. Aptus was surprised to only get two bids. The contractors were struggling with the sub base and there were limited questions from the subs, especially the mechanical. Susan Dudley explained that both contractors are from the southern part of the State. There was only one contractor from the northern part of the State. There was also one contractor from Utah.

Susan Dudley explained that the Town could look at what came in high and see if there is a way to rebid it. She noted that the Town could look at approaching the Commissioners in the fall for CDBG funding and bid a portion of the project through new CDBG funding. Brandon Sprague explained that some of the contractors were looking at the scope, location, and documentation required and felt that the risk to reward ratio was not high enough. Susan Dudley explained that the SHPO requirements also scared some contractors.

James Eason explained that staff and Aptus need to review the documents and look at the existing CDBG money. He noted that the goal has been to make the building safe.

Susan Dudley explained that both USDA and CDBG require the list of subcontractors. If the bid comes in so it can be acted on immediately, they can to a debar and check to make sure that none of the contractors or subcontractors have been classified as not being able to work on federal funding.

Horace Carlyle noted that the Town does have some money set aside. He feels that the Town needs to look at stabilizing the building. James Eason suggested looking at the fall back plan. He noted that there are a lot of different options. Horace Carlyle noted that the Town also has an existing Convention Center. James Eason explained that it is still a priority and the work to abate the roof will still continue.

Susan Dudley explained that with this year's money, the EPA will abate the Belvada. They have applied for additional money for next year for the roof on the Convention Center. She noted that the bid forms asked for unit prices for the windows, masonry, and Convention Center roof.

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2. Public Comment

No action taken by the Board.

3. Adjourn

Workshop was adjourned at 7:36 pm.

Minutes transcribed by:

Mariah Rivero

Approved:

Jon Zane, Chairman

Horace Carlyle, Vice Chairman

Javier Gonzalez, Clerk

Duane Downing, Member
