

**TOWN OF WESTERLO
TOWN BOARD WORKSHOP
REVIEW OF BUILDING REPAIR BIDS
OF
TUESDAY, SEPTEMBER 16, 2014**

The Westerlo Town Board held a workshop meeting on Tue. September 16, 2014 at the Westerlo Town Hall, 933 CR 401, Westerlo NY. The purpose to review with Architecture Plus the bids results received for building repairs (Highway Garage & Court). Deputy Supervisor Edwin H. Lawson opened the meeting with the Pledge of Allegiance to the Flag at 7:10 PM.

Attending were: Deputy Supervisor Edwin H. Lawson
Councilman Alfred L. Field
Councilman William F. Bichteman
Councilman Theodore S. Lounsbury III
Councilman Anthony W. Sherman

Absent: Supervisor Richard H. Rapp

Also attending were: Mary Kate Young & Alison Leonard from Architecture Plus, Keith Wright Sr. Highway Superintendent, Justice Robert Carl, John Sefcik ZBA Member, Kathleen Spinnato Town Clerk, several town highway employees and approximately nine interested residents.

Deputy Supervisor Edwin Lawson introduced Mary Kate Young & Alison Leonard representatives from Architecture Plus. The representatives handed the Town Board members a copy of the three bid results opened on Sept. 10th from Mid-State Industries, Ltd., Bunkoff General Contractors, Inc., & Hoosick Valley Contractors, Inc. Ms. Leonard & Ms. Young advised the Board members all the bids came in higher than estimated with Mid-State Industries as significant low bidder. They contacted Mid-State to verify nothing was left out of the bid and the reason for the difference they believe is because Mid-State doesn't contract out work with a few exceptions. Architecture Plus also contacted four roofing contractors as well each declined to bid on the project for various reasons. Several reasons why the bids came in higher than expected was because of the following:

- Building is actually five buildings; not one continuous roof
- Phasing of the project
- There is a significant challenge with the building; block wall on the North side of the garage
- Cost of roofing for EPM has risen 25% in approximately one year
- A \$25,000 contingency allowance is included in the bid price for project change issues.

With the block on the North wall they designed and went with the worst case scenario and assumed the block couldn't be attached into and the face of the block may have to be cut off and resurfaced to make any attachments.

The Councilman Field asked questions pertaining to: roof underlayment, square footage of underlayment and masonry restoration, & unit prices. The Board requested unit prices for plywood and masonry. Mr. Lawson advised the unit prices were requested in addendum #2 of the bid. Ms. Leonard responded Architecture Plus will contact Mid-State for those figures. Mid-State acknowledged Addendum #2, but did not include the figures.

Councilman Bichteman gave his opinion on the architecture firms estimated bid price and the unexpected higher bid prices received. The architectural firm should have been able to identify the attachment on the block wall would be more costly. He also was not comfortable with the architect firm contacting the Mid-State for unit prices after the fact. He asked where any additional cost savings can be had. Ms. Leonard reported that if the Town goes forward with a bidder they could conduct pull tests

with fasteners that may help reduce the cost and limiting the vapor barrier on the walls. Other areas of cost savings may be on the siding stucco vs. the metal panels, the metal panels also require furring strips around the entire building to attach the metal panels into. Discussion followed between Councilman Bichteman, Ms. Leonard, and Deputy Supervisor Lawson regarding the estimated bid figures, the actual bid prices, the \$25,000 contingency, the awarding of a contract and a pre-award situation, continuing deterioration of the building due to water/moisture damage. The time frame to perform the job with winter weather approaching, material availability, and the use of temperature degree sensitive materials were also discussed.

Councilman Field asked questions concerning the architecture's fees and inspections, and the roof warranty (Carlisle roofing was specified). His questions were answered by Ms. Leonard.

Architecture Plus will seek additional information from the bid applicant, ask about a pull test in good faith measure, and report back to the Town Board members hopefully before the next regular Town Board meeting to be held on October 7th. The Town Board members provided Ms. Leonard with their contact information.

Deputy Supervisor Lawson asked Ms. Leonard to inform the Town Board regarding the prepping of flashing while doing the roof project. She explained that the roof and the cantilevering should be done at the same time.

Councilman Sherman expressed his disappointment with the architecture firm and the estimated bid figures they provided being so far off from the actual bid figures received. Ms. Leonard responded that they were disappointed as well when the bids came in higher than anticipated and they will work to try to solve the problem for the Town and will work with the bidder to reach a reasonable solution for this building.

Councilman Bichteman made a motion to adjourn the workshop, seconded by Councilman Lounsbury, motion unanimously carried by those attending. Workshop adjourned at 7:53 PM.

Respectfully submitted,

Kathleen Spinnato