

TOWN COUNCIL SPECIAL MEETING NO. 716, APRIL 4, 2007

ROLL CALL

Mayor Driscoll called the meeting to order at 5:05 p.m., and Ms. Howard called the roll:

Present: Councilmembers Davis, Derwin, Merk and Toben, and Mayor Driscoll
Absent: None
Others: Town Administrator Howard, Town Attorney Siegel, Public Works Director Young, Asst. Town Administrator Willis, and Deputy Clerk Hanlon

ORAL COMMUNICATIONS: None

REGULAR AGENDA

(1) Third Addendum to the Final Environmental Impact Report (FEIR) for the Town Center Project

Councilmember Toben recused himself from the dais.

Mr. Siegel reviewed Ms. Sloan's memo of 3/29/07 on the third addendum to the final EIR for the Town Center project. He said the addendum was needed because the project now included a septic drain field rather than the originally planned connection to the sanitary sewer system.

Mayor Driscoll discussed the handout showing: 1) estimates for the Town to connect to the sewer; 2) cost of the septic system; and 3) cost of hookup to the sewer including donations of one and two equivalent residential units. Additionally, he said the Town had a large lot that was not constrained in terms of a septic drain field. The architects felt a septic system was more environmentally friendly than connecting to the sewer and shipping waste off site.

Councilmember Davis moved adoption of Resolution No. 2304-2007 Approving the Third Addendum to the Final Environmental Impact Report for the Town Center Project. Councilmember Merk seconded, and the motion carried 4-0. Councilmember Toben rejoined the Council.

(2) Town Center Project Phase 2a, Group 1, Bid Packages 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 14, 15, 16 and 24

Mr. Young reviewed his memo of 3/29/07 on the Town Center project phase 2a, group 1 bid packages. He noted that TBI conducted post-bid interviews with the bidders listed in Exhibit A as the lowest bidders. Staff recommended the Council adopt the attached resolutions awarding the contracts to the lowest bidders as set forth in the staff report.

Responding to Councilmember Derwin, Mr. Hodgson (TBI) said item #15 was for the fire sprinkler system inside the building. One bid had been received out of the 15 companies contacted. Mr. Young noted that the bid was under the original budget for this line item. Responding to Mayor Driscoll, Mr. Hodgson said the bidder was competent. Responding to Councilmember Merk, he said the same was true for the one bid received for the playground (item #24).

Responding to Councilmember Davis, Mr. Hodgson said he interviewed all of the low bidders and was confident that they had interpreted the documents correctly. He also interviewed the second lowest bidders by phone and asked them some of the same questions. Both had everything in their bids with no major holes.

Councilmember Merk said he had inspected some of the work done around the maintenance shed. He said

there was a lot of rock work that had been done that consisted of white, ugly, non-local rock. He hated seeing that go in. With a \$20 million project, he felt the Town could pay a few hundred dollars more and get some decent looking rocks that looked like they belonged on the site. Ms. Howard said staff agreed that the wrong rock had been used, and a solution was being worked on. Councilmember Merk said the rock should have been rejected when it arrived. He was concerned that the same thing could happen with bid packages in Group #1.

Councilmember Toben said there was remarkable variance in the bids for the packages. For the concrete (bid package #3), the low bid was almost half that of the high bid. For the electrical (bid package #7), the difference between the high and low was only \$16,000 on a \$1.5 million contract. Responding, Mr. Hodgson said the spread was typical. In the case of the electrical, the three contractors were all public works contractors who looked at the bids in the same way. With the concrete, Casey Fogly did not do a lot of public works projects, and put a larger bid in. With respect to roofing (bid package #8), Best Contracting's bid reflected contracting as a general contractor who marked things up 25% from the number given to them from the subcontractor because they had to manage the project. Responding to Mayor Driscoll, he confirmed that sometimes bids were high on a gamble that they would be the only bidder; Best Contracting had been very high on two packages. Responding to Councilmember Toben, Mr. Young said the total budget for phase 2a, group 1 and group 2 packages was \$11 million; group 1 bid packages totaled \$8.5 million.

By motion of Councilmember Davis, seconded by Councilmember Derwin, the following resolutions were adopted by a vote of 5-0:

- (a) Resolution No. 2305-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 1 Town Project #2006-PW03B;
- (b) Resolution No. 2306-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 2 Town Project #2006-PW03B;
- (c) Resolution No. 2307-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 3 Town Project #2006-PW03B;
- (d) Resolution No. 2308-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 4 Town Project #2006-PW03B;
- (e) Resolution No. 2309-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 5 Town Project #2006-PW03B;
- (f) Resolution No. 2310-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 6 Town Project #2006-PW03B;
- (g) Resolution No. 2311-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 7 Town Project #2006-PW03B;
- (h) Resolution No. 2312-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 8 Town Project #2006-PW03B;
- (i) Resolution No. 2313-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 9 Town Project #2006-PW03B;
- (j) Resolution No. 2314-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 11 Town Project #2006-PW03B;

- (k) Resolution No. 2315-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 14 Town Project #2006-PW03B;
- (l) Resolution No. 2316-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 15 Town Project #2006-PW03B;
- (m) Resolution No. 2317-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 16 Town Project #2006-PW03B;
- (n) Resolution No. 2318-2007 Awarding a Contract for the Town Center Project Phase 2 – Bid Package 24 Town Project #2006-PW03B.

ADJOURNMENT

The meeting adjourned at 5:17 p.m.

Mayor

Town Clerk