

**TOWN OF NORTH HARMONY  
SPECIAL TOWN BOARD MEETING  
TUESDAY, 8/23/11, 7:00 PM**

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<b>SALLY P. CARLSON, SUPERVISOR</b>	<b>PRESENT</b>
<b>RALPH WHITNEY, COUNCILMAN</b>	<b>ABSENT</b>
<b>FRANK STOW, COUNCILMAN</b>	<b>PRESENT</b>
<b>DICK SENA, COUNCILMAN</b>	<b>PRESENT</b>
<b>DUNCAN MCNEILL, COUNCILMAN</b>	<b>PRESENT</b>

**OTHERS PRESENT: Robin Miller, Bookkeeper; Nancy Thomas, Town Clerk**

Mrs. Carlson opened the meeting at 7:00 PM. She stated Mr. Whitney could not be present as he was attending a training seminar.

Mrs. Carlson said the following base bids were received for the Highway Building Project: *(all bids include both cost of hydronic and radiant heat systems)*

- **Building Innovation Group, Inc.**                   **\$490,511.20**
- **G.L. Olson, Inc.**                                       **\$580,997.75**
- **H&K Services, Inc.**                                   **\$543,400.00**
- **Kinley Corporation**                                 **\$537,284.00** *(unresponsive to Wick's request)*
- **RW Construction, Inc.**                           **\$630,700.00** *(unresponsive to Wick's request)*
- **Transit Construction Services Corp.**       **\$564,393.41**

*Bids from Kinley Corp. and RW Construction, Inc. were not considered as they were unresponsive to the 2008 Wick's law requirement request.*

Mrs. Carlson said the board needed to decide if they would go with the recommendation of Tolman Engineering to use the low bidder Building Innovation Group, Inc.

MOTION #118 OF 2011

MR. STOW MOTIONED TO AWARD THE BID TO BUILDING INNOVATIONS GROUP, INC., AS RECOMMENDED BY PROJECT ENGINEER REX TOLMAN. MR. MCNEILL SECONDED AND THE MOTION WAS CARRIED UNANIMOUSLY.

Mrs. Carlson said the board also needed to decide which type of heat they wanted to use in the building as it will affect the overall bid amount. She said she had spoken to Tom Allison, Town of Carroll, because his building is the one the board had looked at and he said there are several items that the town might want to discuss regarding the building. Mr. Allison said there are problems with the in floor heat because when the bay doors are opened you lose too much heat and also stated that the bay doors need to be remote controlled. He indicated that they had installed three 42" fans in every other bay to force the heat down. He also stated that it would be a good idea to install an exhaust system in the building.

Mr. Sena agreed that the radiant heat is a better choice, because the recovery time for in floor is so long. He said all the additions, fans, remote controls, etc. can be added as long as the electrical is installed.

Mrs. Thomas said that part of Building Innovations bid included a start time on the project as soon as the town provides a written notice to proceed and the work shall be constructed, installed and functioning properly within 120 consecutive calendar days of the notice to proceed.

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There was general discussion of the contract and the mechanicals with regard to distance of the suppliers (if located in Rochester) and response time if repairs, etc. are needed.

**Mr. Stow** said planning needs to be started for plumbing, electrical and the septic system.

**Mrs. Carlson** said she understood that the engineer was in charge of those types of specifications.

**Mr. Sena** said Mr. Tolman had included an additional amount of 10% to the bid and he felt that additional cost was not necessary.

**Mrs. Carlson** said her impression was that the 10% was in case of work change orders.

### MOTION #119 OF 2011

MR. SENA MOTIONED TO ELIMINATE THE FOLLOWING ITEMS FROM THE BASE BID PRESENTED BY BUILDING INNOVATION GROUP, INC. BRINGING THE BID AMOUNT TO \$447,369.20, WITH THE ADDITION OF 10% IN CASE OF WORK ORDER CHANGES, FOR A TOTAL AMOUNT OF \$492,106.12.

**#5 Turf Restoration \$1,696; #13 Design, Supply & inst. of Hydronic Heating Sys. \$41,446.00**

**MR. STOW SECONDED AND THE MOTION WAS CARRIED UNANIMOUSLY.**

There was discussion of the existing building and what needed to be done as far as demolition or partial demolition (saving one end for a welding shop) relating to asbestos abatement.

**Mrs. Carlson** said that the house next door to the community building should also be included in those plans for demolition and asbestos abatement.

**Mr. Sena** said perhaps we should contact Kingsview to review and write up specifications which may need to go out for bids.

**Mr. Stow** said we should also include lead abatement in the specs.

**Mrs. Thomas** said she would contact Kingsview.

**Mrs. Carlson** said budget time is approaching and a few of the major increases to be discussed will be NYS Retirement (%15 increase); health insurance and transfer station operation.

### MOTION #120 OF 2011

ON A MOTION MADE BY MR. MCNEILL AND SECONDED BY MR. STOW, THE MEETING WAS ADJOURNED AT 7:45 PM. **THE MOTION WAS CARRIED UNANIMOUSLY.**

*Nancy M. Thomas*  
*Town Clerk*