

Approved: March 28, 2016

**TOWN OF GIBRALTAR
BUILDING COMMITTEE
GIBRALTAR TOWN CENTER
MONDAY, MARCH 21, 2016
7:00 P.M.**

Call to order: The regular meeting of the Town of Gibraltar Building Committee was called to order at 7:00 P.M. by Karl Stubenvoll, chairman.

Roll Call/Quorum: A quorum of the Committee was present.
Members present: Karl Stubenvoll, Steve Sohns and Tom Birmingham
Also present: Mike Stapleton, PBS

Proper Notice/Adopt Agenda: *Motion: (Birmingham, Sohns) to adopt the agenda as posted. Carried*

Approve minutes from previous meetings: Minutes will be approved at the next meeting.

Public Comment: None

Review bids for new town shop: The Alberts Plastering bid was received prior to the bid deadline but not located in a secured file until March 21st per the Clerk. Mike Stapleton, PBS stated the bid did not come with the bid form. The amount of the bid was \$11,998.

In reviewing the bids, Stapleton stated the amount of documentation to analyze in the depth that is wanted has not been met to date. It is primarily due to time constraints. The original construction budget was \$1,011,891 as received the closed budget number would be \$1,200,562. On the PBS in house spreadsheet there are "blue cells" which represent either no bids or not anticipated to be bid areas. No bid was received for HVAC.

In general the cost of the project can potentially be reduced by changes or rebidding the specification.

Areas to consider:

- Excavation – JF Construction, only bidder, seeding, breaker run and prep, stone for grade and the 12" pipe. Per committee discussion the 12" breaker run will be reduced to 6", 3", 3".
- Plumbing – an informed reply from Reinhard, low bidder, will determine any savings possibilities
- Septic system – after specification clarifications, Reinhard and Fellner, will be contacted with any modifications and rebid
- Steel has gone up substantially in cost
- The block firewall has doubled the anticipated cost.

PBS Summary:

1. Clarify
2. Plan on rebidding those areas that are not bid yet and request rebidding on those that were too high
3. Soul searching on specs, performance bond, cold storage full foundation, timing of project, contingency, etc.

Reduce where possible and justify where needed. Consider the possibility that a return to the electors may be needed pending the above decisions. Sohns questioned the dollar savings that would be from prevailing to regular wage. The specifics on prevailing wage changes in 2017 will be looked into.

Motion: (Stubenvoll, Sohns) rebid HVAC, excavation, and materials for the interior build out. Carried

Motion: (Birmingham, Stubenvoll) construction manager to clarify specifications and pricing. Carried

Motion: (Sohns, Stubenvoll) to accept bids with or without bid form. Carried

Advertising for rebids will be on March 26th and April 2nd with presentation to the Committee on April 11th.

Review Town supplied items for new town shop: Will be placed on March 28th agenda.

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Other new town shop issues: Will be placed on March 28th agenda.

Fire Station siding: Will be placed on March 28th agenda.

Other Lighting/Maintenance Issues: None

Set the Next Meeting Date: The following meeting dates have been set. Monday March 28th for items 7-9 on the current agenda. Monday April 11th for rebids on the town shop.

Adjourn: *Motion: (Birmingham, Sohns) to adjourn at 8:50 PM. Carried.*

Respectfully Submitted,

Beth Hagen
Clerk