

PRELIMINARY MINUTES

**TOWN OF LUDLOW
BOARD OF SELECTMEN**

SPECIAL MEETING

April 19, 2010

BOARD MEMBERS PRESENT:

Howard Barton, Jr., Chairman John Neal (by phone)
Doug Ficken Brett Sanderson

BOARD MEMBERS ABSENT:

Bruce Schmidt

STAFF:

Frank Heald

OTHERS PRESENT:

Bobby Allen -Trumbull Nelson Peter Josselyn Howie Paul
Pam Cruickshank Bob Mancini - DEW Bart Bonanno – LPC-TV
Leo Graham Ralph Pace

1. Call to Order

A. Chairman, Howard Barton called the meeting to order at 7:00 p.m. John Neal participated by telephone. Bruce Schmidt absent.

2. Open Ludlow Armory Project Bids

A. Howard Barton advised that the purpose of this meeting is to open the bids for the Armory Project and to appoint a review committee. Six bids were received. The committee will review the bids and the award will be announced at the regular Select Board meeting on May 3, 2010.

COMPANY	ARMORY BLDG	TANK BARN	GRAND TOTAL	MISCELLANEOUS
DEW Construction, Williston, VT	\$807,040.00	\$503,768.00	*\$1,249,211.00	*If awarded together If sep-\$1,310,808.00
Josselyn Bros. Construction, Ludlow, VT	\$726,630.00	\$327,000.00	\$1,053,630.00	
Naylor & Breen Bldrs., Brandon, VT	\$904,533.18	\$406,060.96	\$1,310,594.14	Allowances are listed in proposal
Trumbull-Nelson, Hanover, NH	\$668,856.00	\$243,354.00	\$1,098,136.00	\$185,926 of total is undistributed costs
Westfield Construction, W. Chesterfield, NH			\$1,580,324.00	No breakdown between bldgs. listed
Wright Construction,	\$867,622.00	\$344,983.00	\$1,212,605.00	

Mount Holly, VT				
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- B. John Neal asked for totals to be repeated.
- C. Frank Heald read totals.
- D. Bob Maccini, of DEW Construction, advised that this is a design-build proposal and all companies may view it differently. His company has included items not specified in the RFP. He gave the following examples. The RFP called for repairs to the Tank Barn roof. His company will remove and replace it. In the gymnasium, he advised that the masonry columns is cracked and would be repaired. He said that he hopes that the bids will be reviewed and items such as these will be taken into consideration. He said that his company considered it as two separate projects and provided a package for each building. They added options for each building and also provided a lower separate price if the both buildings are awarded to his company.
- E. Howard Barton said the committee would thoroughly review the bids.
- F. Bob Maccini said that he hopes that the bids will be analyzed and the project not just be awarded to the low bidder.

3. **Appoint Proposal Review Committee**

- A. Howard Barton said the committee would consist of two members of the Select Board, Frank Heald and two other persons. John Neal and Doug Ficken would represent the board and have been on the Armory Committee since it began. They are very familiar with the project. The other members would be Ted Stryhas and Mike Rosa. These two men have no involvement with any of the companies that bid on the project.
- B. John Neal said that both men are good resources.
- C. Frank Heald said that both men represented companies that were on the RFP distribution list, but had declined to bid early on in the process. He added that he would also use Jerry Hansen as a consultant, but that he would not be a member of the committee.
- D. John Neal said that he hopes to be back in town on Friday.
- E. **MOTION by Brett Sanderson and seconded by Howard Barton to approve the committee as indicated. Motion passed unanimously.**
- F. Howard Barton asked Frank Heald if any other hearings would need to be scheduled.
- G. Frank Heald said that he has to present a site plan to the DRB at their May meeting.
- H. Howard Barton asked about wetlands.
- I. Frank Heald said that there were none that would be affected by the project.

4. **Sign Warrant Orders**

- A. Howard Barton advised that Warrant orders have been signed.

5. **Adjourn**

- A. **MOTION by Doug Ficken and seconded by Brett Sanderson to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Lisha Klaiber

Howard Barton, Jr., Chairman

Brett Sanderson

Doug Ficken

Bruce Schmidt

John Neal