

**Town of Moretown
Office of the SELECTBOARD**

Notice of unapproved minutes of the June 23, 2008 Selectboard special meeting held for the purpose of selecting a general contractor from bids received and opened on June 16, 2008, for construction of a new town garage and to discuss financing for the project.

Members present: Rae Washburn III, Don Wexler, Paula Mastroberardino, Stephanie Venema

Guests: Hoover Austin, Cheryl Brown – Clerk for the Board

Don called the meeting to order at 6:00 p.m.

Hoover said five bids were received and reviewed. The Committee narrowed down the bids to three and has been gathering additional information. The three contractors/proposals are:

Goldfield Construction	\$649,715
DEW	665,200
E.F.Wall	687,600

Hoover gave an overview of conversations he has had with the three general contractors regarding such things as their cooperation to work with the Town to do some of the work such as build the access road and remove the work from their bid price, use local sub-contractors if possible, type of windows quoted, type of overhead doors quoted etc.

Hoover said after talking with the three general contractors he recommends E.F.Wall be hired for the job. Hoover suggested the town garage committee meet with E.F.Wall to talk about what work the highway crew can do for the project and about that work being subtracted from their bid of \$687,600.

Doug Reed will be asked to apply for a grant to build the salt shed.

Discussion about:

- How to handle the \$10,000 yearly installments to Holly Ward for the land purchase, would be a question for Sullivan, Powers come budget time/year end work.
- Recommendations from Efficiency Vermont were specified in the proposals. Efficiency Vermont will follow the construction process.

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Ways to save money on the project:

- Ask Moretown Landfill to take the concrete slab being demolished as fill rather than having to pay disposal fees
- The town would do the access road work rather than the contractor, since we have the equipment and know how to make the road
- Apply for a grant to build the salt shed
- Salvage the overhead doors, beams and scrap to re-sell or take to a salvage yard

Paula moved to accept the bid of E.F.Wall for design and building plans for the new town garage with the final project cost to be negotiated during the work plan outline phase of the project. Rae seconded.

Discussion:

Hoover and Rae will meet with E.F.Wall to finalize the scope of work that will be done by the contractor and present a work plan with a final contract price for Board approval.

Rae would like to see Hoover, because of his involvement in the process, be the Clerk of the Works for this project. Hoover is willing and will submit a proposal to the Selectboard.

Vote: All were in favor.

Other:

Landscaping for this project is very important. Doug will be reminded the DRB wants landscaping plans in the file by 7/1/08.

A wastewater permit has been submitted and will be placed in the file once the permit arrives as will the State of Vermont 100B road cut permit that has also been applied for.

Efficiency Vermont will keep involved in the building process.

Financing for the project:

Memo from Amy Deutl – re: comments from Paul Giuliani regarding financing the town garage for more than a five year term.

Cheryl will contact Paul Gillies and ask that he talk with Paul Giuliani regarding his concerns that the article warning, as it pertains to financing, was not warned properly for a bonding for a period more than five years and then come up with a solution to ratify the Town Meeting article so the town can bond the town garage project for 20 years as was worded in the Town Meeting Article 12.

Don moved to adjourn at 6:30 p.m. Rae seconded. All were in favor.