

LOWELL TOWN COUNCIL
WORK SESSION
JANUARY 26, 2015

A work session of the Lowell Town Council was called to order on Monday, January 25, 2016, at 5:30 P.M. by President Christopher Salatas. Members present were Michael Gruszka, LeAnn Angerman, Will Farrellbegg, Christopher Salatas, and Edgar Corns. Also present were Clerk-Treasurer Judith Walters, Attorney David Westland, Public Works Director Greg Shook, SEH Representative Craig Hendrix and Rich Oman and one interested citizen. The purpose of the work session was Water Project Update and General Town Business.

Craig Hendrix gave an update on the Water System Improvement Project. He stated the contract and performance bond had been received today from Ortman Drilling for the new well, and we should expect the contract from Austgen Equipment for the well house any day. He gave an outline on the bids received for the new water tower opened on January 20th. The following bids were received:

Landmark - composite tank only - \$2,079,000., with alternate for logo - \$15,000, and alternate for accelerating contract - \$300,000

CBI - steel tank only - \$2,108,000, with alternate for logo - \$11,500

Phoenix Fabricators - composite tank only - \$2,903,544, with alternate for logo - \$12,000, and alternate for accelerating contract - \$272,500

Caldwell Tanks - steel tank - \$2,941,000, with alternate for logo - \$20,000, and composite tank - \$2,449,500, with alternate for logo - \$10,000.

All bidders had submitted a responsible bidder form. Mr Hendrix stated they are reviewing the bids at this time to give the best option to the Council. The Council still needs to decide which option they prefer, either the spheroid steel tank or composite type tank, as there is not much difference between the cost. A discussion followed on how each tank style would be built, that there would be no difference in the length of time of construction, and that the life expectancy of both should be approximately 100 years. A discussion was held on whether local contractors would be used. Mr. Hendrix stated they had estimated the price around \$3,000,000, and since the bids had come in lower than expected the Town may be able to do other projects that were outlined in the five year plan sooner than thought. Attorney Westland suggested that SEH give their professional opinion on why they like one tank over the other. Mr. Hendrix said they will put a recommendation together for the Council's next regular meeting, which would include a list of their sub-contractors. The Council will review the responsible bidder forms submitted.

Public Works Site - Craig Hendrix presented a site plan and preliminary cost estimates on a proposed street garage facility to be built on the 15.5 acre parcel at the end of Westmeadow Place, bought by the Town last year. The facility would be a 16,000 square foot building with offices and locker rooms which includes an in-floor heat system, a sprinkler system and generator, surrounded by a chain link fence. The site would eventually include a cold storage building, a salt storage building, material storage bins, and an area for public recycling. The cost estimate of the building is \$1,823,283., with a preliminary site cost estimate of site work of \$732,644 for a total project cost of \$2,555,927. Discussion followed that the facility would be built on six acres of the property and maybe part of the property could be sold for future

development. Discussion followed on where to save money in the project, as the original discussion held in early 2015 on planning to construct the new street garage, which is to be paid with a revenue bond issue with the CEDIT funds, had an estimated construction fund of \$735,000 for twelve years or \$1,010,000 for seventeen years. A line item in the CEDIT fund has been budgeted for \$125,000 annually to make bond payment. After further discussion, it was noted they knew the preliminary cost estimate would be higher than planned, but this drawing is a starting point of a building and now Greg Shook and staff will review to see what cuts can be made and bring a recommendation back to Council.

No further discussion, the work session adjourned at 6:35 P.M.

Christopher Salatas, President

Attest:

Judith Walters
Clerk-Treasurer