

**Town of Hoosick
Special Meeting
Pool Rehabilitation Contract Award
And
Unsafe Structures
Thursday August 28, 2014 6:30 PM**

Pledge to Flag

Present: Supervisor Mark Surdam, David Sutton, Bruce Patire,

Special Meeting Notice: Published in the Eastwick Press August 21, 2014

Presentation: LaBerge Group - Richard LaBerge, President

Discussion on Pool Rehabilitation Bids Received

Richard Laberge: Sealed bids for the Weir Reynolds Pool Rehabilitation were received on August 15, 2014. Three bids were received and have been carefully checked for accuracy and tabulations. The low bid was that of William L Watson, Co., Inc. Laberge found the stated qualifications of the Contractor to be satisfactory.

There were two informalities in the bid from William L. Watson, Co., Inc.

1. The unit price for Item 7 – Concrete Repair was not written in words. However, a unit price of \$187.50 was derived and was verified by the Contractor
2. Information regarding insurance for flood and earthquakes relative to the required deductible of \$5,000 and the Contractor's ability to only provide a \$25,000 deductible. Contractor has offered to place the difference in the deductible (\$20,000) in an escrow account with the Town. Laberge has discussed this with Bill Ryan, Esq and he concurs that this will not increase the Town's risk. Should there be an event requiring an insurance claim, the \$20,000 would be released only for use in repairing the damages. Otherwise it would be released at the time of acceptance of the work (substantial completion).
3. These informalities can be waived in order to award contract.

Patire asked if concrete cost would be paid in a lump sum or partial payments.

Richard Laberge responded saying it would be paid in partial payments because it is not sure if all concrete called for in the contract would be needed.

Patire asked if this contracting company was good to work with.

Richard Laberge said that all references came back positive and said that they were good to work with.

Sutton asked if the Contractor had done work like this before.

Richard Laberge stated yes. They have had 40 years of experience in this field of work.

Patire asked if payments for rehabilitation would be done in stages of completion.

Richard Laberge stated that a Schedule of Values would be discussed and set up. Once that is completed payments would take place once a month after the Contractor submits vouchers for work that has been completed. The largest amount will be for demolition of existing pool but can be done by retaining a 5% performance bond.

Surdam asked if Contractor intends to finish demolition before winter.

Richard Laberge stated that once contract is awarded it takes about two weeks to get everything in order before demolition can start but expects it to be completed before winter and total rehabilitation finished in the spring.

Sutton stated that realistically everything has been met in the bid and we should promote cooperation and a supportive spirit of the job. There should be one person who is the contact person instead of contractor reporting to several people. That person should listen to suggestions from the Contractor and then present to the Board.

He asked if there would be a pre-construction meeting.

Richard Laberge said that there will be a preliminary schedule put together and once that is approved work will begin.

Surdam stated that Bill Shiland will be the point person.

Patire wanted to know how often someone from Laberge would be on site to check on the job and its progress.

Richard Laberge said that someone would be there more often early in the project. As project progresses, someone will be there to check that vouchers submitted match up with work that has been done. Depending on what stage of work is being done will determine how often someone will be on site but for all purposes most likely once a week.

Surdam stated that bonding is going to be needed as not to expend all funds in the Reserve Fund.

Art Hyde stated that the first time we bid the project it was for \$800,000. We were able to get it down to \$600,000 with second bid. How was that able to happen.

Richard Laberge said that the first time we only received one bid. They tweaked the project a bit and there were more bidders.

Resolution # 84 - Award Weir Reynolds Pool Rehabilitation to William L. Watson, Co., Inc. in the amount of \$673,800.00

Motion to approve Resolution #

Patire made a motion to award the Weir Reynolds Pool Rehabilitation to William L. Watson., Co., Inc in the amount of \$673,800.00. Sutton seconded. Roll Call Vote: Patire, aye; Sutton, aye; Surdam, aye. Motion approved

Discussion on Unsafe Structures

Ed King, Building Inspector reported that there were two unsafe structures in the Town of Hoosick and pursuant to Local Law #3, 1997 he is looking to take action against these properties.

First property is located on the other side of Hoosick Falls Central School. The property is owned by Debbie Green. Ms. Green has been notified by letter via regular US Postal mail service and Certified Mail. We have a signed receipt that Ms. Green has received the letter but has not responded to any correspondence received from the Town. Building Inspector is recommending that the structure be demolished and property cleaned up.

Patire asked if the taxes for the property have been paid up-to-date

Ed King said yes they have been paid and are up-to-date

Patire wanted to know if the property could be repaired rather than demolished

Ed King said he does not know for sure as he is not able to get into the home because of all the brush that has grown up around the structure. If he could get inside to inspect there maybe a chance that it can be repaired but the back portion of the structure is caving in.

Patire then asked Paul Baker if he was attending the meeting because he feels that this property is a safety issue because of the elementary kids who attend Hoosick Falls Central School.

Paul Baker responded saying yes he feels it is a safety issue. Even though the kids are not supposed to go over there, there is always the chance that they could. With all the brush that is around the structure you don't know what rodents or animals maybe in there and with the back of the structure caving in it could collapse at anytime.

Motion to approve starting the process to move forward on this property

Patire made a motion to start the process necessary to move forward on this property. Sutton seconded. Roll Call Vote: Patire, aye; Sutton, aye; Surdam, aye. Motion approved

Ed King said the second property is on Brenstuhl Road and the property owner is Walter Quell. Mr. Quell has been notified by letter via regular US Postal mail service and Certified Mail. We have a signed receipt that Mr. Quell has received the letter.

On this property there is a trailer that Mr. Quell previously lived in but has burned down. He presently is living in a camper. Rensselaer County Health Department has been called and will be inspecting the property for health issues. Building Inspector is recommending that this property be cleaned up and cleared of the burned down trailer.

Motion to approve starting the process to move forward on this property

Patire made a motion to start the process necessary to move forward on this property. Sutton seconded. Roll Call Vote: Patire, aye; Sutton, aye; Surdam, aye. Motion approved.

Adjournment

Surdam made a motion to adjourn meeting. Sutton seconded. All ayes carried.

Respectfully submitted,
Ginny Blinstrub
Deputy Town Clerk