

Minutes of the Bus Barn Committee meeting 1/14/10

Present: Chairman R. Dunn, R. Chapman, J. St. Germain, S. Marsh, E. Adanti, J. Flower, C. Carter, T. Griswold.

Meeting started at 4 p.m.

Discussions concerning the two lowest bidders Connecticut Carpentry (CTC) and Machnik Brothers (MB) were continued from the last committee meeting (1/12/10).

At the last meeting, Committee members requested more information about a litigation involving CT Carpentry Corporation in regards to a project in Litchfield, CT. Mr. Griswold stated he would make a call to Litchfield to get more information. Also, committee members asked Committee chairman, R. Dunn to request a written summary and possible recommendation from Anchor Engineering (AE).

Committee members reviewed six litigation cases concerning CT Carpentry over the last five years. Committee members reviewed the only case concerning Machnik Bros. Inc. over the same time period.

First Selectman Griswold contacted the Litchfield Selectman's office who referred him to the Public Works Supervisor concerning the CT Carpentry Corporation vs. The Town of Litchfield litigation that was recently settled. Mr. Griswold summarized that the Litchfield representative stated that there were some problems concerning payment for work that were settled before court litigation. These matters were not considered to be of substantial consequence by the Litchfield representative if CTC was a future low bidder on a Litchfield project.

Committee members then reviewed a 1/14/10 memorandum from Matthew Brown of Anchor Engineering, Bus Parking Lot – Bidders Supplemental Information Review (attached). Committee members discussed this review. Committee members stated this was an objective review of the responses from the 12/30/10 Anchor Engineering letter to both CTC and MB. Anchor Engineering did not make a specific recommendation concerning which contractor should be awarded the contract. Various responses of both CTC and MB were discussed. The committee noted that both firms had successfully completed projects throughout the region. It was also discussed that in The Invitation To Bid that "The Town of Old Lyme reserves the right to accept or reject any or all Bids, or waive any technicality in any Bid or part thereof, if deemed to be in the best interest of the Town of Old Lyme."

Following these discussions, E. Adanti made the motion that the Bus Barn committee recommend to the Old Lyme Board of Selectmen that the bus barn building project be awarded to Machnik Brothers Inc. The motion was seconded by R. Chapman. The Committee members voted unanimously in support of this motion.

This decision was based on , but not limited to the following issues: MB provided all the requested information requested by AE (see attachment) while CTC provided most of the

requested information requested while several issues were noted (AE attachment), MB listed local subcontractors with solid reputations while CTC did not provide the names of any subcontractors as requested, CTC responses and other information (see attached AE document) still raised the question of who was actually going to perform the site work (at least 70% of the project), MB provided a preliminary schedule for completion of the project which is two weeks prior (6/15/2010) to the bus company occupancy date (7/1/2010), while the CTC completion date (7/1/2010) was the same as the bus company occupancy date.

Machnik Brothers, Inc. bid also offered alternative methods for building construction: a traditional “stick” building construction and a modular design for the building, which could reduce the total cost of the project of \$521,400 by \$7,140. This alternative is being seriously considered and reviewed by the Building Committee.

New business: None

Meeting was adjourned at 5 p.m.

Respectfully Submitted,

Sophie W. Marsh