

SPECIAL SESSION RUSH COUNTY BOARD OF COMMISSIONERS NOVEMBER 20, 2017

The Rush County Board of Commissioners met in special session Monday, November 20, 2017 with Commissioners Paul Wilkinson, Mark Bacon, and Bruce Levi, Jodi Harr, Auditor, and Leigh Morning, County Attorney, in attendance.

Paul Wilkinson called the meeting to order at 2:00 p.m.

The purpose of the special meeting was for reviewing recommendations of bids for the construction of the new jail.

Eric Ratts from DLZ presented the Application for Construction Design Release for the commissioners to sign. This will go to the Indiana Department of Homeland Security for State Design release. Mark Bacon made the motion to sign the application. Bruce Levi seconded. Motion carried.

John Painter from Construction Control Inc presented the commissioners with an analysis of Pauly Jail's combination bid for accounts 1150 and 1650. The notice to bidders clearly states the bidder desiring to submit a combined bid for two or more Base Bid areas of Work shall be required to submit separate individual bids for each of the Base Bids. Pauly did not submit a separate bid for account 1650. Painter also noted the Notice to Bidders states the owner reserves the right to accept or reject any bid (or combination of bids) and to waive any irregularities in bidding. The question is do the commissioners perceive this as an irregularity. If the commissioners throw out the combination bid, it will cost the county an additional \$65,550. Commissioner Bacon asked if the other bidders will call if the bid is awarded to Pauly. County Attorney Leigh Morning commented that they have already contacted her. After further discussion, Mark Bacon made the motion to reject Pauly Jail's combination bid, finding that this is not a slight irregularity and that they did not follow the instructions to bidders. Bruce Levi seconded. Motion carried.

Painter then presented a Summary of Recommended Bidders Base Bid and All Alternates which excludes the Pauly Jail's combination bid. Assuming bonds close occurs prior to January 25, 2018 the bids will be good through February 9, 2018. Construction Control is asking for the commissioners to go ahead and award two bids. The first one is for account 0310 Site Work/Demolition/Concrete to J.C. Ripberger Construction Company in the amount of \$1,462,000. The second one is for account 1500 Site Utilities/Plumbing/HVAC/Mechanical Sheet Metal/Temperature Controls to Greiner Brothers, Inc. in the amount of \$360,000. This is for a portion of the work to be awarded to Greiner Brothers. If these are awarded today, the first payment draw to them will probably be in January, 2018. There may be some small expenses paid in December. Commissioner Wilkinson noted that if these two contracts are approved today, the commissioners would be awarding more funds than are currently available.

Morning commented that by the time the contracts are due for payment, the funding will be there. Payments are made in phases based on the percent of work complete. The bonds will be sold and funds available by the end of January. Commissioner Levi noted that Umbaugh estimated interest rates higher than project but he asked if we know what rates they used. The rates used are listed on page three column four of the Umbaugh report dated November 16, 2017.

Commissioner Bacon made the motion to award the two contracts listed above to J.C. Ripberger Construction Company for site preparation and Greiner Brothers, Inc. for underground utility work. Commissioner Levi seconded. Motion carried.

Construction Control would like to go ahead and issue Letters of Intent to the bidders listed on the Summary of Recommended Bidders Base Bid and All Alternates. He noted the awards will not be finalized until the bond financing is secure. Bacon asked if the bond interest rates will be locked in for the entire twenty years. Morning said yes they will be. Bruce Levi made the motion for CCI to issue the Letters of Intent to the recommended bidders, subject to financing. Mark Bacon seconded. Motion carried.

Commissioner Wilkinson and Ron Jarman are working with the City of Rushville to take care of the road closures that will need to happen during the construction phase.

Bruce Levi made the motion to adjourn. Mark Bacon seconded the motion. Motion carried.

Paul Wilkinson Chairman

Mark Bacon

Bruce Levi

ATTEST:

Jodi Harr, Auditor