

Town of Encampment  
Workshop Session  
February 26, 2025  
10:00 A.M.

The Town of Encampment met in a workshop session on Wednesday February 26, 2025 at 10:00 a.m. for the purpose of review and discussion of the Sewer Lagoon Project Phase 2 bids. Those in attendance were Shannon Fagan, Mayor; Steve Reichert and Stas Banach, Council; Doreen Harvey, Clerk/Treasurer; Bill Acord, Public Works Supervisor; Trevor Vorn and Clinton Blake, Maintenance/Operators. Also present were Jon Nelson and Kassey Westring of North Fork Engineering.

The Clerk/Treasurer provided the council with a summary of the remaining Specific Purpose Tax allocated for lagoon improvements at the completion of phase one. A bid summary and packet of information was provided to the council by North Fork Engineering. Part of that package included a tabulation summary sheet showing each base bid and the costs with a combination of alternates. (see below)

ENCAMPMENT LAGOON IMPROVEMENTS PROJECT, PHASE 2 BID SUMMARY

SCOPE OF WORK	ROCKY MOUNTAIN SAND AND GRAVEL, LLC	AMERICAN WEST CONSTRUCTION, LLC	ASLAN CONSTRUCTION	DIFFERENCE BETWEEN RMSG & AWC
BIDS				
BASE BID	\$ 1,356,260.00	\$ 1,486,565.00	\$ 2,473,467.00	\$ 130,305.00
ALTERNATE A (Off-site Waterline)	\$ 206,319.00	\$ 235,120.00	\$ 178,031.00	\$ 28,801.00
ALTERNATE B (Access Road Improvements)	\$ 70,500.00	\$ 60,600.00	\$ 56,700.00	\$ (9,900.00)
POTENTIAL SCOPE OF WORK COMBINATIONS				
BASE BID ONLY	\$ 1,356,260.00	\$ 1,486,565.00	\$ 2,473,467.00	\$ 130,305.00
BASE BID + ALTERNATE A	\$ 1,562,579.00	\$ 1,721,685.00	\$ 2,651,498.00	\$ 159,106.00
BASE BID + ALTERNATE B	\$ 1,426,760.00	\$ 1,547,165.00	\$ 2,530,167.00	\$ 120,405.00
BASE BID + ALTERNATES A + B	\$ 1,633,079.00	\$ 1,782,285.00	\$ 2,708,198.00	\$ 149,206.00

Mr. Nelson noted that all line items were checked and that all bids were complete. He noted that Rocky Mountain Sand & Gravel, LLC is the apparent low bidder, but that they do not meet the qualifications lined out in the in Article 3 item 3.01 (A) of the Instructions to Bidders. Mr. Nelson noted that the language was the same as in Phase 1 of the project. He advised that the purpose of the language was to ensure that the contractor has the experience to manage electrical and mechanical subcontractors and the ability to do the self-electrical work. For a project like this the language is typical. He also pointed out the specifications in Article 19 of the instructions that allow the council the final choice and consideration of the qualifications. Mr. Nelson noted that the council should carefully their choice of who to award to as there is likely to be an angry party no matter how the award falls. The engineer and council discussed the overall project and detailed qualifications of the lowest two bidders. It was noted that the lowest bidder did not have the number of projects over the 1,000,000.00 threshold that were required. One was still in progress. Banach noted that while the lowest bidder might have some experience in matching the specifications, but that things could happen if due diligence was not met on qualifications. They reviewed the sub-contractor list as well.

The council continued the discussion with a review of American West Contractors. They complied with all bid specifications. The council also continued the discussion about the subcontractors of both bidders and made comparison between the two bids for some of the line items. Mr. Nelson noted that regardless of the number of

subcontractors the bidder will sign the contract that ties them to meeting the specifications of the project. Either bidder will adhere to the timeline set forth. Banach noted that American West Construction was the contractor on phase one that that they performed and interacted well.

Mr. Nelson noted that the ultimate decision was for the council to make. He recommended that they review available funding and discuss the qualifications and experience of the apparent low bidder.

Discussion moved to the project alternates. Since all base bids were over the estimate, the options were more carefully considered. Public Works Supervisor Acord noted that they probably could do without the waterline, but having it would certainly save time and effort. How frequently it would be used and the potential savings over time were discussed. Mayor Fagan noted that the item was not for our immediate satisfaction, it was for the community. The escalating cost of construction for adding that water line in the future was also discussed. The council indicated they would like to consider the option of awarding Alternate A.

The council also discussed Alternate B for the Access Road. It was noted that the Town has some good heavy equipment and could consider the purchase of materials from the tax and do the road improvements as time allowed. Public Works personnel agreed that it would be a good opportunity for them to work and train with equipment. Mr. Nelson noted that the road fabric cost was included in the bid, but that the town could do what they think is in their best interest.

Discussion returned to the bids. Mayor Fagan noted that she like to continuity of continuing the project with the same contractor. Banach noted that he like the idea and the elimination of possible surprises from a new contractor not knowing what was done on the site prior. It was also noted that the experience with the electrical work done on Phase 1 might be beneficially applied on Phase 2.

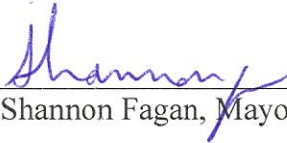
The council will consider available funding and act on the bids at the March 13<sup>th</sup> council meeting. Mr. Nelson noted that that meeting they would need to make a motion to award the bid contingent on the approval from the SLIB Board. A letter will need to be sent to them explaining their choice in order to get their concurrence. Reichert asked Mayor Fagan if she would brief the council that were not present on the discussion. She indicated that she would.

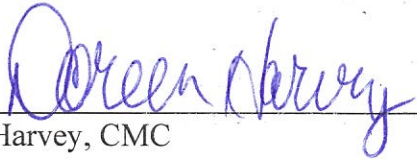
One final comment was made on job cleanliness. Public Works Supervisor noted that the subcontractors need to make sure they do not leave debris and trimmings from electrical work on the site. Mr. Nelson noted that the topic can be address in the pre-construction meeting.

With no further discussion the workshop was adjourned.

Doreen Harvey, CMC  
Clerk/Treasurer

Approved: March 13, 2025

  
Shannon Fagan, Mayor

Attest:   
Doreen Harvey, CMC  
Clerk/Treasurer