

The special meeting of the Newbury Board of Trustees was called to order at 7:00 P.M., November 23, 2020 at the Newbury Township Town Hall. The meeting was held for the purpose of reviewing the proposals for Construction Managers for the fire station addition, which were opened at the November 18, 2020 meeting. Trustees Skomrock and Tropf attended in person at the town hall. Mr. Quigley was not available to attend.

Also in attendance was Ken Fagan and Doug Zimperman, from the Newbury Volunteer Fire Department's building committee.

Mr. Jim Dixon, from J. Dixon Company, one of the candidates for construction manager, also attended.

Mr. Skomrock opened the discussion by stating that after reviewing all the proposals, all seemed qualified. He asked if the Fire Department building committee had reviewed. Mr. Fagan stated that they had.

Mr. Skomrock reviewed the names of the candidates for Construction Manager.

The J. Dixon Company
Infinity Construction
Cold Harbor Construction
GCS – GreenSpace Construction Services
RSC Construction
Dunlop & Johnston

Mr. Fagan was prepared to give the seven member building committee's recommendation, including their reasons and their top three. Mr. Skomrock didn't want any specific negatives.

Mr. Fagan gave the vote for the top three from the Fire Department.
Infinity Construction – 7 votes – all seven members agreed
Cold Harbor 5 votes
Dunlop & Johnston 4 votes

Mr. Fagan referred back to the Construction Reform Summary, which was developed by Bricker & Eckler after passage of HB 153, which revised the methods acceptable for new project delivery options for public entities. The summary details that the under step one, the Trustees (as owner) selects not fewer than three candidates.

Step two proposal: Owner then provides description of project along with design detail, and pricing proposal.

Mr. Dixon gave his opinion on why Design Build is best for the Township project. It avoids competitive bidding for every aspect of the project. Using the general contractor method, the trustees would have to open for at least three bids for every part of the project. In his opinion going with a construction firm would place the township at risk, for going over budget. Mr. Dixon spoke about contractors skipping town with the townships money.

It was noted that the Contractor at Risk method also avoids excessive competitive bidding. Also, all the contracting candidates are well-established businesses, with one being in business for more than 100 years.

Votes for top three candidates:

Greg Tropf:

1st – Infinity Construction

2nd – GCS – GreenSpace Construction Services

3rd – Cold Harbor Building

Mr. Skomrock:

1st - J. Dixon Company

2nd – Infinity Construction

3rd – Cold Harbor

Mr. Quigley was absent and so did not vote.

No unanimous consensus was reached.

Next step would be to invite at least three candidates back for interview. Township need to provide detailed plans and specifications.

Much discussion on where the township is in the process and at what point that an architect should be hired, and engineering specs obtained.

Mr. Tropf offered to contact the township's legal assistant at the prosecutor's office. Since the County has broken ground on their building project, they should have also gone through the Prosecutor's office for a legal opinion. They should be able to clarify the next step to take and which direction the township should go. He will ask for an explanation of Design Build versus Construction Manager at Risk.

Mr. Skomrock moved to adjourn meeting at 8:00. Mr. Tropf seconded motion.

Voice vote: two ayes.

_____ William Skomrock, Jr. - Chairman	_____ Glen Quigley - Vice Chairman
_____ Greg Tropf	_____ Beverly Sustar – Fiscal Officer