

**TOWN OF BEDFORD
WESTCHESTER COUNTY, NY**

Kevin Winn, P.E.
Commissioner of Public Works



Memo

To: Supervisor Burdick and Town Board Members
From: Kevin Winn
Date: June 12, 2019
Re: Adams Street Maintenance Building Construction Project; Bid Results and Proposed Financing Structure

This memorandum is to report to the Board that bids received for the construction of the Adams Street maintenance building were \$801,948 over estimates, the project will exceed presently available funds and to recommend a revised project budget and funding sources developed with Supervisor Burdick, Deputy Supervisor Roberts and Comptroller Zambrano.

On May 17 sealed bids were received for this project, a 7,000 square foot maintenance building. The construction estimate for the project performed by Calgi Construction Company was \$2.7 million. The project is a 4 prime Wick's Law job. Bids totaled \$3.5 million. I discussed the bids with the architect and construction estimator, and we evaluated the increased costs, which were primarily in the plumbing, HVAC, and electrical contracts. Specific bids versus estimates are tabulated below:

	Actual	Estimate	Difference	Number of Bids
General	\$1,949,044	\$1,917,000	\$32,000	4
HVAC	\$523,104	\$270,000	\$253,104	2
Plumbing	\$568,400	\$230,000	\$338,400	1
Electrical	\$502,400	\$324,000	\$177,400	4
Total	\$3,542,948	\$2,741,000	\$801,948	

The estimator stated that he has been seeing recent high numbers in these areas due to tariff concerns and a very busy building construction market. We discussed the possibility of re-bidding, but it is thought that the likely result would be higher bids due to the current market and fact that the existing bid results are known.

Contractors are required to hold their bid prices for 45 days, which expires on July 1, 2019.

It is very unfortunate that the project is over budget, but I recommend that the Town Board proceed due to:

1. The safety and cost benefits that it will provide. The new facility will create much safer working conditions for our equipment maintenance employees, giving them adequate space to move between equipment being serviced, and greater ability to raise equipment to work underneath. It will also increase the life of equipment going forward by creating additional indoor storage in our existing building. Adding two years of life to the six additional pieces of equipment that will be stored inside would save approximately \$20,000 per year in equipment replacement cost. The project would begin in July 2019 and be scheduled for completion in March 2020.

2. Apart from delaying the benefits derived from the significantly improved facility, postponement of the project likely would result in elimination of cost benefit from carrying out the entire project at one time and thus significantly higher overall cost.

In order to complete the project in a fiscally prudent manner, Comptroller Zambrano and I proposed the following revised project budget:

Total construction bids	\$3,542,948
10% contingency	\$354,295
Part Time Construction Management	\$150,000
Total	\$4,047,243

Proposed funds for the project include:

Remaining Capital Funds from existing Capital Plan and bond issuance	\$2,992,740
One-Time transfer from 2019 Highway Department operating budget to capital budget (use of snow budget funds due to mild winter) (1)	\$200,000
One-Time allocation of greater than anticipated CHIPS funds	\$60,000
One-Time Allocation from Highway Fund balance (2)	\$300,000
One-Time Allocation from General Fund balance (2)	\$265,000
Capital offset from not purchasing a budgeted 2020 dump truck	\$230,000
Total	\$4,047,740

- (1) We anticipate that the expense budget can be reduced by this amount with sufficient remaining balance for typical weather in November and December. Due to mild weather in January to March 2019, the balance remaining from the 2019 budget for snow removal operations is \$346,000 out of a total budget of \$927,000. This balance is above average for this time of year, as most of the budget is typically spent in January to March.
- (2) Remaining fund balance will be well above the balances required by the Town's policy
- (3) This will result in keeping a 1998 dump truck for one additional year. Although the truck is at the end of its useful life, it will be functional as a winter plow/sanding truck until it is replaced with budgeted 2021 capital funds.

I recommend that the Board authorize the use of funds as described above and authorize the Supervisor to execute construction contracts as described in the attached memos from the project Architect, Fuller and D'Angelo.

TOWN OF BEDFORD
COMPTROLLER'S OFFICE

Abraham J. Zambrano
Comptroller

Elisa Alaimo
Senior Bookkeeper



Alexandra O'Connor
Senior Account Clerk
Missy Harold
Senior Office Assistant

MEMO

To: Supervisor Burdick & Town Board
Cc: Lisbeth Fumagalli, Town Clerk
From: Abraham Zambrano
Date: May 30, 2019
Re: Town Garage Building – Project Funding

This memo supplements the memo being submitted by the Town's Commissioner of Highways, Kevin Winn and has been prepared to provide financial information that the Town Board should consider when deciding on the funding of the balance of the project costs based on the bids received for the project on May 17, 2019.

The current amount of available funding for the project is \$2,992,740, while the total cost of construction, project contingencies and part time construction management amount to \$4,047,243. Kevin Winn is recommending that \$260,000 in funds from the 2019 Highway Fund's operating budget be transferred to the project. \$200,000 will be reallocated from the 2019 snow budget and \$60,000 from the paving appropriation; the latter will be made up by the anticipated overage in CHIPS funding from New York State. Therefore, if the Town Board approves such transfers, the total amount available for the project would be \$3,252,740; leaving an unfunded amount of approximately \$795,000.

Although the Highway Fund's fund balance account at the end of 2018 is \$2,302,249; amount which exceeds the 15% fund balance level required by the Town Fund Balance Policy, we are not recommending that the Town Board appropriate the entire \$795,000 out of the Highway reserves. Instead, we are recommending that the Board consider appropriating \$300,000 out of the Highway Fund's Unassigned Reserves and \$265,000 from the General Fund's Fund Balance Account. We are also recommending that the balance of \$230,000 be borrowed and included and included in the next bond issue. In order for the Town to continue to maintain manageable levels of long term debt, Commissioner Winn feels comfortable to forego the replacement of a \$230,000 dump truck currently in the 2020 capital plan. The recommended use of Fund Balance from both the Highway and General Funds to finance the cost of this project is a prudent use of these town-wide reserves.



45 KNOLLWOOD ROAD, STE 401, ELMSFORD, NEW YORK 10523

JOSEPH FULLER JR., AIA
PRESIDENT

JOHN D'ANGELO, ARA, LEED AP
EXECUTIVE VICE PRESIDENT

NICHOLAS A. D'ANGELO, FARA, CSI
PRESIDENT EMERITUS

June 6, 2019

Mr. Kevin Winn
Public Works Commissioner
Town of Bedford
Bedford Town House
321 Bedford Road
Bedford Hills, NY 10507

Re: Letter of Recommendation – Foremost Electric Corporation
Town of Bedford
Maintenance Building
Fuller & D'Angelo Project #: 18323.00

Dear Kevin,

On May 17, 2019, four (4) bids were received for Contract #4 – Foremost

We have attached a complete Bid Tabulation Spreadsheet for your review.

- The lowest Total Base Bid was received from Foremost Electric in the amount of **\$502,400.00.**
- The second lowest base bid was received from Naber Electric in the amount of **\$549,987.00.**

Fuller & D'Angelo and Barile Gallagher Associates have completed a number of projects in the past with Foremost Electrical, which were similar in size and scope to this project. Several of Foremost's references were contacted. In general, the overall responses were fair to good on work experience and quality of construction. However, two references indicated project supervision was substandard.

Fuller & D'Angelo, BGA, Calgi Construction and the Town conducted a Pre-Award meeting on 5/31/19 and reviewed the overall project scope and scheduling requirements. Foremost Electric has shown a clear understanding of all aspects of the project scope, requirements and schedule. Mr. Richard Eisner and Mr. Pat Kearns confirmed all the work described on the plans, in the specifications, and in the addenda have been included in the Bid Proposal.

Based on the above, Fuller and D'Angelo recommends that the contract for the Town of Bedford Maintenance Building Project be awarded to Foremost for total base bid amount of **\$502,400.00**

Should you have any questions, please do not hesitate to call.

Sincerely,

William J. Means, RA, LEED AP

WJM/vc

Encl. Bid Tab – ELEC

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FULLER AND D'ANGELO P.C.

ARCHITECTS AND PLANNERS

45 KNOLLWOOD ROAD SUITE 401
TEL: 914.592.4444

ELMSFORD, NEW YORK 10523
FAX: 914.592.1717

PROJECT: TOWN OF BEDFORD MAINTENANCE GARAGE						
BID DATE: MAY 17, 2019						
TIME: 11:00 A.M.						
BIDS OPENED AT: Town Clerk's Office, 321 Bedford Road, Bedford Hills, NY 10507			CONTRACT #4 ELECTRICAL			
PRESENT: WILLIAM J. MEANS, KEVIN WINN, TOWN CLERK						
BIDDER	ALL BRIGHT	FILINGERI ELEC.	NABER ELEC.	FOREMOST ELEC.		
BID BOND	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
LAST ADDENDUM	3	3	3	3	3	3
QUALIFICATION FORM	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
HOLD HARMLESS	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
00446 OR 00447 IRAN DIV.	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
TOTAL BASE BID	\$ 693,000.00	\$ 730,000.00	\$ 549,987.00	\$ 502,400.00		



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NICHOLAS A. D'ANGELO, FARA, CSI
PRESIDENT EMERITUS

June 11, 2019

Mr. Kevin Winn
Public Works Commissioner
Town of Bedford
Bedford Town House
321 Bedford Road
Bedford Hills, NY 10507

Re: Letter of Recommendation – Markley Mechanical
Town of Bedford
Maintenance Building
Fuller & D'Angelo Project #: 18323.00

Dear Kevin,

On May 17, 2019, two (2) bids were received for Contract #3 – HVAC.

We have attached a complete Bid Tabulation Spreadsheet for your review.

- The lowest Total Base Bid was received from Markley Mechanical in the amount of **\$523,104.00.**
- The second lowest base bid was received from Southeast Mechanical in the amount of **\$535,000.00.**

Fuller & D'Angelo and Barile Gallagher Associates have successfully completed projects in the past with Markley Mechanical which were similar in size and scope to this project. Markley Mechanical has recently completed various mechanical work at Gorton High School in Yonkers, NY. They have also completed numerous projects for the East Ramapo School District, Mt. Vernon School District, Yonkers School District and many other School Districts in this area.

Fuller & D'Angelo conducted a Pre-Award meeting on 5/31/19 and reviewed the overall project scope and scheduling requirements. Markley Mechanical has shown a clear understanding of all aspects of the project scope, requirements and schedule. Mr. Glenn Markley confirmed all the work described on the plans, in the specifications, and in the addenda have been included in the Bid Proposal.

Based on the above, Fuller and D'Angelo recommends that the contract for the Town of Bedford Maintenance Building Project be awarded to Markley Mechanical for total base bid amount of **\$523,104.00.**

Should you have any questions, please do not hesitate to call.

Sincerely,

William J. Means, RA, LEED AP

WJM/vc

Encl. Bid Tab – HVAC

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ARCHITECTS AND PLANNERS

45 KNOLLWOOD ROAD SUITE 401
TEL: 914.592.4444

ELMSFORD, NEW YORK 10523
FAX: 914.592.1717

PROJECT: TOWN OF BEDFORD MAINTENANCE GARAGE						
BID DATE: MAY 17, 2019						
TIME: 11:00 A.M.						
BIDS OPENED AT: Town Clerk's Office, 321 Bedford Road, Bedford Hills, NY 10507			CONTRACT #3 HVAC			
PRESENT: WILLIAM J. MEANS, KEVIN WINN, TOWN CLERK						
BIDDER	SOUTHEAST PLUMB.	SUNDANCE/ MARKLEY				
BID BOND	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
LAST ADDENDUM	3	3	3	3	3	3
QUALIFICATION FORM	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
HOLD HARMLESS	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
00446 OR 00447 IRAN DIV.	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
TOTAL BASE BID	\$ 535,000.00	\$ 523,104.00				



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PRESIDENT EMERITUS

June 11, 2019

Mr. Kevin Winn
Public Works Commissioner
Town of Bedford
Bedford Town House
321 Bedford Road
Bedford Hills, NY 10507

Re: Letter of Recommendation – Nurzia Construction Corporation
Town of Bedford
Maintenance Building
Fuller & D'Angelo Project #: 18323.00

Dear Kevin,

On May 17, 2019, four (4) bids were received for Contract #1 – GC

We have attached a complete Bid Tabulation Spreadsheet for your review.

- The lowest Total Base Bid was received from Nurzia Construction Corporation in the amount of **\$1,949,044.00.**
- The second Total Base bid was received from Peter Camilli & Sons in the amount of **\$2,085,978.00.**

Fuller & D'Angelo has not worked with Nurzia Construction Corporation in the past. Therefore, five references for similar projects were contacted and interviewed. All five references had a positive experience with Nurzia Construction and overwhelmingly would use again on future projects.

Fuller & D'Angelo conducted a Pre-Award meeting on 5/31/19 and reviewed the overall project scope and scheduling requirements. Nurzia has shown a clear understanding of all aspects of the project scope, requirements and schedule. Mr. Jim Burns and Mr. Kevin McLaughlin confirmed all the work described on the plans, in the specifications, and in the addenda have been included in the Bid Proposal.

Based on the above, Fuller and D'Angelo recommends that the contract for the Town of Bedford Maintenance Building Project be awarded to Nurzia Construction Corp. for total base bid amount of **\$1,949,044.00**

Should you have any questions, please do not hesitate to call.

Sincerely,

William J. Means, RA, LEED AP

WJM/vc

Encl. Bid Tab – GC

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45 KNOLLWOOD ROAD SUITE 401
TEL: 914.592.4444

ELMSFORD, NEW YORK 10523
FAX: 914.592.1717

PROJECT: TOWN OF BEDFORD MAINTENANCE GARAGE						
BID DATE: MAY 17, 2019						
TIME: 11:00 A.M.						
BIDS OPENED AT: Town Clerk's Office, 321 Bedford Road, Bedford Hills, NY 10507			CONTRACT #1 GC			
PRESENT: WILLIAM J. MEANS, KEVIN WINN, TOWN CLERK						
BIDDER	NURIZA CONST.	WERNERT CONST.	PETER CAMILI & SONS	APS CONTRACTING		
BID BOND	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
LAST ADDENDUM	3	3	3	3	3	3
QUALIFICATION FORM	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
HOLD HARMLESS	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
00446 OR 00447 IRAN DIV.	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
TOTAL BASE BID	\$ 1,949,044.00	\$ 2,219,113.00	\$ 2,085,978.00	\$ 2,520,000.00		



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NICHOLAS A. D'ANGELO, FARA, CSI
PRESIDENT EMERITUS

June 11, 2019

Mr. Kevin Winn
Public Works Commissioner
Town of Bedford
Bedford Town House
321 Bedford Road
Bedford Hills, NY 10507

Re: Letter of Recommendation – Southeast Plumbing Corporation
Town of Bedford
Maintenance Building
Fuller & D'Angelo Project #: 18323.00

Dear Kevin,

On May 17, 2019, one (1) bid was received for Contract #2 – Plumbing.

We have attached a complete Bid Tabulation Spreadsheet for your review.

- The one Total Base Bid was received from Southeast Plumbing in the amount of **\$568,400.00**. Southeast Plumbing was the only plumbing bidder.

Fuller & D'Angelo and Barile Gallagher Associates have successfully completed projects in the past with Southeast Plumbing Corporation, which were similar in size and scope to this project.

Fuller & D'Angelo conducted a Pre-Award meeting on 5/31/19 and reviewed the overall project scope and scheduling requirements. Southeast Mechanical has shown a clear understanding of all aspects of the project scope, requirements and schedule. Mr. Stephen Valastro confirmed all the work described on the plans, in the specifications, and in the addenda have been included in the Bid Proposal.

Based on the above, Fuller and D'Angelo recommends that the contract for the Town of Bedford Maintenance Building Project be awarded to Southeast Mechanical for total base bid amount of **\$568,400.00**.

Should you have any questions, please do not hesitate to call.

Sincerely,

William J. Means, RA, LEED AP

WJM/vc

Encl. Bid Tab – Plumbing

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ARCHITECTS AND PLANNERS

45 KNOLLWOOD ROAD SUITE 401
TEL: 914.592.4444

ELMSFORD, NEW YORK 10523
FAX: 914.592.1717

PROJECT: TOWN OF BEDFORD MAINTENANCE GARAGE

BID DATE: MAY 17, 2019

TIME: 11:00 A.M.

BIDS OPENED AT: Town Clerk's Office, 321 Bedford Road, Bedford Hills, NY 10507

CONTRACT #2 PLUMBING

PRESENT: WILLIAM J. MEANS, KEVIN WINN, TOWN CLERK

BIDDER	SOUTHEAST PLUMB.					
BID BOND	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
LAST ADDENDUM	3	3	3	3	3	3
QUALIFICATION FORM	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
HOLD HARMLESS	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
00446 OR 00447 IRAN DIV.	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO
TOTAL BASE BID	\$ 568,400.00					