

TONOPAH TOWN BOARD  
SPECIAL MEETING MINUTES

OCTOBER 16, 2012

Tonopah Town Board Chairman Jon Zane called the meeting to order at 6:02 pm. Also present were Horace Carlyle, Javier Gonzalez, and Ron Kipp. Duane Downing was absent. There were four other people in attendance.

1. Public Comment

Diane Perchetti wanted to know if tubular skylights could be put in in all of the bathrooms and storage rooms when the roof is done. This would provide light in those rooms during the day if the lights go out.

No action taken by the Board.

2. Review, discussion and possible decision and approval to award bid for the Tonopah Convention Center roof project

James Eason explained that there were three bids. The first bid was from NDL Group, Inc.. The total base bid was \$221,051 and the alternate bid #1 was \$43,846. The second bid was from Burlington Construction. The total base bid was \$94,907 and the alternate #1 was \$36,610. The third bid was from B & H Construction. The total base bid was \$223,325 and the alternate #1 was \$35,370. He noted that Burlington Construction was the apparent low bidder. He explained that staff is not recommending Burlington due to requirements that were not met at the time. Staff recommendation is B & H Construction for a total bid of \$258,650. The total base bid includes the metal roofing on the back side of the building and the EPDM and foam paneling on the front side of the building. The alternate includes the three HVAC units at the front of the building. He noted that the funding is in place and it is budgeted. The funding will be coming from Special Capital Projects, Capital Projects, Room Tax, and Contracts. He explained that staff will discuss different roofing materials with B & H Construction as long as they do not impact the quality of the type speced out by Aptus.

Chris Mulkerns explained that if this is approved, Mr. Zane will be signing the Notice of Award and the agreement, which will be emailed and mailed to B & H Construction tomorrow. James Eason explained that awarding the bid will initialize the process. B & H Construction will have ten days to get back with the Town to make sure all of their bonding is in place. Once everything is in place, staff will work at developing a schedule. There are three issues to the scheduling. The asbestos abatement crew needs to come in first to remediate and dispose of everything. The roofing contractor will come in right after that. Another factor is the weather to make sure that the roof is not exposed. The third issue is the matter of getting materials to town. Once ordered, there is a lead time to get the materials from the manufacturer to Tonopah.

James Eason noted that while the total base bid from NDL Group, Inc. was cheaper by about \$2,275, staff was looking at everything as a total, including the alternate. He explained that the middle HVAC unit has been out for at least a year and a half.

Horace Carlyle made a motion to award the Tonopah Convention Center Roof Project to B & H Construction, Inc.; the base bid was \$223,325, the alternate #1 bid was \$35,370 for a total of \$258,695. Ron Kip seconded. James Eason explained that the drawings do not reflect any skylights or tubular lighting. If there are major changes to the roof, he will bring up that suggestion. He feels that the only two areas this may be feasible would be the front bathrooms because of the rafter structure in the back portion of the building. He explained that if the Town continues to upgrade the building per the drawings from Aptus, the front area of the building is reconfigured. If the skylights were to be put in now as an addition, they may not work out in the long term plans for the redesign. Motion passed 4-0-1 (Duane Downing was absent).

### 3. Public Comment

James Eason apologized for the confusion today for the field trip out to the solar project. The entire Town Board was invited but were not notified in a timely manner. The emails did not get forwarded to the Board. He noted that there was a presentation last night. There are currently about 200 construction workers on site. There is an assembly building out there and there will be a small manufacturing facility in the area to assemble the mirrors. Solar Reserve teamed up with an automobile manufacturing robotics company and the floor plans for the building were engineered by a company from Las Vegas. Solar Reserve did decide to go with a different heliostat from the original design. They went from 17,000 to 10,000 but the new mirror is double in size. It will be a cost savings. The cost of the first design became too prohibitive so they went out and found a different design. The new design is an existing design that is already up and running in Spain. There are currently 1,000 concrete foundations already in place. There are a series of three drying beds, one of which is as large as all of the sewer treatment ponds for the Town.

In two months there should be another 200 plus workers coming and another two months after that there should be an additional 200. There will be a prolonged construction period and buildup of construction workers. James Eason explained that the reason there are Spanish workers at the site is because the company teamed up with a Spanish contractor. They were the only ones who could guarantee that this would work. This project is one being talked about world-wide and it is a make-or-break project for the company. The Harvard Endowment, the World Bank, two delegations from China, a delegation from South Africa, the county commissioners from Saguache County, CO, the DOE, and numerous investment bankers have all been here. The contractors are having their group meetings here as well. Javier Gonzalez noted that this could create a lot of opportunities in Tonopah and Nye County. Horace Carlyle noted that the company reported a potential annual impact of \$10 million to the local economy. James Eason noted that there will be 45 to 50 permanent jobs for the next 25 to 50 years.

No action taken by the Board.

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4. Adjourn

Meeting was adjourned at 6:27 pm.

Minutes transcribed by:

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Mariah Rivero

Approved:

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Jon Zane, Chairman

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Horace Carlyle, Vice Chairman

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Javier Gonzalez, Clerk

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Duane Downing, Member

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Ronald Kipp, Member