

**WATER COMMITTEE**  
**MAY 23, 2007**  
**MINUTES**

**MEMBERS PRESENT:** Chuck Watkins, Chairman  
Dr. George Patton, Vice Chairman  
Tony Parrott  
Pete Frisina

**NON-VOTING MEMBERS:** Bill McNally  
David Jaeger

**ABSENT:** Jack Krakeel  
**STAFF PRESENT:** Russell Ray

The meeting was called to order by Chairman Chuck Watkins at 8:00 A.M.

**I. APPROVAL OF MINUTES FROM THE MEETING ON MAY 9, 2007.**

Vice Chairman Dr. George Patton made the motion and Tony Parrott seconded, to approve the minutes from the meeting on May 9, 2007. There was no opposition.

**II. BID OPENING – ANNUAL CONTRACT FOR WATERLINE EXTENSIONS.**

David Jaeger stated the bid opening was held on May 17, 2007. This is the fifth year we have done this. We had three bidders; Lantz Construction, Brent Scarborough and Shockley Plumbing. The low bidder was Lantz Construction at a total of \$1,184,955.00. He referenced the third page of the summary that shows the bids were very competitive, very tight. Lantz Construction is somebody that we have not worked with in the past. They did provide references, which he has checked and has had some success with people returning his calls. All of the communication he has gotten back from the references is positive. He currently has work in Haralson County, Monroe County and Henry County. He seems to be qualified to do the work.

Mr. Jaeger went on to say that he has spoken with Andy Lantz directly, and went over how this contract is set up and the type of work that it includes over the year, and over the past years. He confirmed with him that he has the ability to run multiple crews if we need it, and that he is able to respond on short notice, in case of a repair situation. He understands that there is no guarantee on the workload. It could be continuous, throughout the year, one extension after another; or it could be sporadic with large gaps of time between projects. He is fully aware of the type of project it is.

Based on the fact that he seems to be qualified and competent and his references check, and he seems to have a competitive bid; Mr. Jaeger stated he does not see any reason to do anything but recommend awarding the contract to him, providing it falls within the budget limitations that the Water System might have.

Mr. Jaeger went on to say that he is located in Peachtree City and worked as an employee for Ronnie Jones about five years ago. He was project manager and Mr. Jaeger said he spoke yesterday with Will Stallings at Ronnie Jones. Mr. Stallings confirmed that he was a good employee and a decent person. He could not speak necessarily for his business currently, but as far as the quality of person he was, he spoke highly of him. The other references he checked seemed to be satisfied with his work and would invite him to do work again.

Vice Chairman Dr. George Patton made a motion to recommend to the Board of Commissioners to accept the low bid from Lantz Construction at \$1,184,955.00. Pete Frisina seconded and there was no opposition.

### **III. BID OPENING – STANDBY POWER AT WATER SYSTEM OFFICES.**

Mr. Jaeger stated this was the second bid opened on May 17. There was a single bidder, which was Allsouth Constructors, Inc. Allsouth has done work for the county in the past on other Water System projects. They actually are the general contractor and the subcontractor would be Russell Hatcher Electric. Russell has worked as a sub for Allsouth on many projects and many projects for the county. We have no problem with the quality of the contractor bidding the job. The bid price was \$111,700.00. He stated that Mr. Parrott may want to speak to the budget on this. As far as the quality of the contractor and the competency and the qualifications, there is no problem.

Mr. Parrott recommended that the project be re-bid. Chairman Watkins suggested having a pre-bid conference with those who received an invitation to bid and did not bid, to see if there was a reason why. To only have one bid for a generator is unusual because this is a hot commodity right now. Mr. Parrott went on to say the price was more than estimated.

Mr. Jaeger commented that one of the issues that comes into play on something like this is the bonding requirements. In this case, that is why Allsouth Constructors actually submitted the bid. They are used to bonding projects and the electrical sub-contractors often do not have to provide bonds when they sub to a general. That is a possible reason why some of the other contractors solicited did not submit bids.

Further discussion pertained to construction needed to complete the job, and the work being typical electric work. The asphalt will need repair; a pad will be needed for the generator.

Mr. Parrott commented that years ago, we had some smaller jobs that we had permission to pay 100% at completion, rather than bonding the job; we did not pay until the job was 100% complete. Another option is that we purchase the generator, and pay just for the installation. They will review the job and see what can be done.

Mr. Parrott made a motion to re-bid this project. Pete Frisina seconded and there was no opposition.

#### **IV. WATERLINE PARTICIPATION ON REDWINE ROAD.**

Mr. Parrott explained that we have a policy about waterline participation. It doesn't come up often, because seldom does somebody run a long length of waterline to get to a subdivision. Haddenstone subdivision on Redwine Road is going to run a mile of pipe to reach the subdivision. They need an eight inch line. This is an area that we have a twelve inch line planned. The cost difference in the two lines is \$63,000.00 for us to pay to upgrade the water line, plus ten fire hydrants at \$2,000.00 a piece. For \$83,100.00 we pick up a mile of twelve inch pipe and ten fire hydrants. It is one of the few programs we have that makes our dollars go a lot further.

Mr. Parrott went on to say that the line starts north of Harp Road, going up Redwine toward Kiwanis Field and passes Ebenezer Church Road. It actually puts a twelve inch at Redwine and Ebenezer Church Road heading that direction.

Mr. Parrott commented that this is a policy we have that is working well. He will forward this on to the Board of Commissioners for their approval for payment.

There being no further business, Chairman Chuck Watkins adjourned the meeting at 8:10 A.M.

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Chuck Watkins

The foregoing minutes were approved at the regular Water Committee meeting on the 13th day of June, 2007.

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Lisa Quick