

Approved 5/29/13

RHODE ISLAND RESOURCE RECOVERY CORPORATION
BUSINESS MEETING
Monday, May 13, 2013
9:00 A.M.
65 Shun Pike
Johnston, RI 02919

In Attendance

Michael Quinn, Chair
Michael Sabitoni, Vice Chair
Geri-Ann DiPaolo
Sheila Dormody (Arrived at 9:30 A.M.)
Geoffrey Kirkman, Treasurer (Arrived at 9:07 A.M.)
Charles Lombardi (Arrived at 9:07 A.M.)
Lori Ann Pezzullo
Richard Licht

~~Absent~~

~~Jared Rhodes~~

Staff Present

Mike OConnell, Executive Director
Brian Card, Director of Operations and Engineering
Bill Anderson, Engineering Manager
Gary Maddocks, Chief of Security & Maintenance
Chris Jocelyn, Human Resources Director
Nancy Minson, HR Coordinator
Tim McCormick, Chief Financial Officer
Lori Perron, Purchasing Director
Ken Paulhus, Operations Administrative Supervisor
Inga Lermontov-Hoit, Senior Environmental Engineer

Others Present

Jane Cormier, Allied Court Reporters
Michael Hogan, House Policy Office
Ken Snow, Brown and Caldwell
John Kaplin, Gilbane
Wally Gernt, The Bradford Group
Scott Ritch, Ursillo, Teitz, & Ritch
Tom Novak, Pick-n-Pull
Colin Kelly, Pick-n-Pull
Steve Heiskell, Pick-n-Pull
Michael Wall, CBRE
Bill Huling, SIMS

John McMullen, Local 51
Josh Celeste, Duffy and Sweeney
David Ursillo, Rodio & Ursillo
Chris Vallente, K & L Gates
Steven Wright, K & L Gates
Jerry Petros, Hinckley, Allen and Snyder
Bruce Haskell, CDM Smith
Bill McConnell, CDM Smith
Daniel Murphy, CDM Smith
Tim Faulkner, ecoRI News
Joe McGarr

Call to Order

Chairman Quinn called the meeting to order at 9:05 A.M. Pledge of Allegiance followed by roll call. Commissioner's DiPaolo, Pezzullo, Sabitoni, and Licht present. Passed 4-0.

Agenda Items

1. Land Sale

Mayor Polisena spoke regarding the land sale. He would like whoever is awarded the land to take care of the property, keeping it presentable and asks that they keep the town of Johnston residents interests in mind. He would also like to see building on the property and jobs for town and state residents.

SIMS Metal Management presented to the board their intentions for purchasing the property. SIMS will be an expansion of their existing facility. They will implement a phased development program for the property and they would also establish a non-ferrous separation and recycling plant on the balance of the property. In addition to the cost of that land, they will spend approximately \$20M to prep and build on the land and will create a total of 40 jobs. Construction of the building would begin in 18-24 months, depending on the permitting process.

Steve Heiskell of Schnitzer gave an overview to the board. Schnitzer is developing a state of the art recycling facility and self-service used auto parts retail operation that is expected to service more than 100,000 retail customers annually, which will provide benefits to the local community and customer base by offering gently used auto parts at a significant discount. In addition to the jobs that will be created during the development phase of the project, they expect to add up to 30 new jobs to the local economy and generate over \$5M in annual revenue at the facility which will yield incremental tax revenues for the town and state. Their timeline is 10-12 months, depending on the permitting process.

Resolution: Be it resolved that the Board of Commissioners authorizes the Executive Director to enter into a purchase and sale agreement with Schnitzer Steel Industries for lots 4B, 5A, and 5B in the Lakeside Commerce Center containing 14.67 total acres and 10.71 buildable acres for a total price of approximately \$1,874,250. Motion to approve made by Commissioner Lombardi and seconded by Commissioner Pezzullo. Passed 6-0. Commissioner Sabitoni recused himself. No motion was granted by the board to vote on SIMS Metal Management.

2. New Contracts

a. Pre-Treatment Facility

Based on the April 25, 2013 Board meeting, the Board requested that the Evaluation Committee perform post-submittal interviews of each firm, which consisted of Carlin, Gilbane and Daniel O'Connell's Sons. The interviews were intended to ensure that the respondents were able to explain in detail their proposal and to address items within the proposal that may have been unclear during the review process. The interviews were held on Monday, April 29, 2013.

Brian Card presented a summary of the interviews to the board. In addition to the post-submittal interviews, the Evaluation Committee felt it was necessary to request additional information from the respondents to finalize their recommendation. Resource Recovery requested actual computer models and modeling data to fully demonstrate that the systems as proposed would meet the flow and effluent requirements outlined in the RFP. Information was received by the deadline of May 6 from all three vendors. However, additional information had to be requested from Gilbane to fully document their modeling approach taken so that it could be confirmed by CDM Smith. Gilbane declined to provide the information requested in order to confirm their design. The other two respondents provided the information. The Gilbane proposal was deemed non-responsive and no longer considered. Based on the completed reviews of the remaining respondents and the offered responses, the Evaluation Committee unanimously recommends awarding the project to Carlin Contracting Co., Inc.

Resolution: Be is resolved that the Board of Commissioners authorizes the Executive Director to negotiate and enter into a contractual agreement for the permitting, design, and construction of a Leachate Pretreatment Facility as specified in RFQ/RFP No. 712, with Carlin Contracting Co., Inc. of Waterford, CT, for a total not to exceed price of \$27,938,000, contingent upon bank financing. Motion to approve made by Commissioner Dormody seconded by Commissioner Kirkman. Motion Passed 6-0. Commissioner Sabitoni recused himself.

3. Executive Session

None.

4. Adjourn

Motion to adjourn made by Commissioner Sabitoni and seconded by Commissioner Dormody. Motion passed 7-0.

Adjourned at 10:00 A.M.

