



TO: Town Council
Town of Alpine

June 12, 2025

RE: Contractor Recommendation
Wastewater Pretreatment Plant
JA Project No. 23001

Mayor and Council Members,

The wastewater pretreatment plant's general contractor has not been on the job site since the end of February 2025. This general contractor was contracted to reach substantial completion by April 30, 2025, which did not happen. The Mayor asked Jorgensen to reach out to contractors to complete the project while the Town's legal counsel works out the legal details with the general contractor.

Contractors:

Mountain West Mechanical – worked as a sub-contractor with the above mentioned general contractor. Owner Brian Hill previously told us he would work directly with the Town to complete the mechanical systems as needed. Since that discussion, Brian stated they have filled their schedule and are unable to help for at least the next few months. Brian said he would visit the site and walk through the existing systems and what is left with a new mechanical contractor.

Servant Electric – Owner Kevin Aznoe has visited the site several times while helping Town Staff maintain the wastewater treatment plant, among other service calls with the Town. Kevin has provided the attached budgetary scope of work and time and material rate schedule. Kevin stated he has the electrical labor force for the next few months to see the Pretreatment Plant's electrical systems to completion.

Snake River MEP – Owner Cassey Rammel visited the site on Tuesday and stated he is "in-between projects" and has a full staff of electricians/pipe-fitters/plumbers and service technicians to take the full project to completion in the next few months. Snake River MEP provided the attached time and material rate schedule.

Servant Electric's labor rates are less than Snake River MEP's rates. If we utilize Servant Electric we will need to find a mechanical contractor that has experience and availability.

Snake River MEP worked on the construction of the JH Airport wastewater treatment plant and does large commercial/industrial work around the area. The most efficient way to move forward is utilizing one contractor that is available [could start June 23rd], that is fully staffed and has the experience to do all the work. Snake River Snake River MEP is Jorgensen's recommended contractor.

Both contractors' proposed billing would be on a time and material basis which will allow them to move more forward quickly. Time and material rates are typically higher than contract billings but due to the nature of the project and not knowing what is, and what is not complete, there is no effective way to bid out a clear scope of work that could be equally priced.

Jorgensen recommends contracting with Snake River MEP to finish the wastewater pretreatment plant's electrical/plumping/pipe-fitting and control integration systems. The Town's other contractors, Cambrian Innovation, Schwing BioSet and Control Engineers, would work with Snake River MEP to commission and start up the plant. Please contact me with any questions or concerns you may have regarding this recommendation or any other items concerning this project.

Respectfully,



Kevin Meagher
Owner's Representative

Enclosures:

Servant Electric – scope of work and rate schedule

Snake River MEP – rate schedule



Servant Electric P.C.
307-713-7378

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kevinaznoe@srvpwr.com

Alpine WY 83128

Proposal For: Town of Alpine
Regarding: Completion of WWT Addition
Per:
Date: JUNE 11 2025

Since the entire scope of this project is not known, we propose a Time and Material Contract.

DESCRIPTION OF WORK:

- ❖ UNDERSTAND WOLE SYSTEM-PROCESS
- ❖ CORDINATE PRIORITIES, GOALS, AND QUESTIONS THROUGH JORGENSEN ENGINEERING.
- ❖ POINT TO POINT and POLARITY TESTS
- ❖ CODE AND QUALITY INSPECTIONS
- ❖ VERIFY TYPE OF CONTROL SIGNALS
- ❖ VERIFY VOLTAGES
- ❖ VERIFY MOTOR ROTATION
- ❖ TROUBLESHOOT, REPAIR, OR REPLACE AS NEEDED
- ❖ CALIBRATION
- ❖ COMISSIONING WITH ENGINEERS

HOURLY RATE \$105.00
PARTS MARKUP 35%

TIME AND MATERIALS WORK ORDER CONTRACT

THIS AGREEMENT entered into this day of JUNE ____ 2025, between
Servant Electric, PC, hereinafter referred to as "Servant" and
TOWN OF ALPINE hereinafter referred to as "CLIENT".

WHEREAS, CLIENT desires to employ Servant for the general purpose of electrician work. In particular, CLIENT desires that Servant perform services described as: STATED ABOVE

WHEREAS, in return for construction, CLIENT will pay Servant for the time spent by Servant on the above described project and for materials provided by Servant for the project..

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES SET OUT BELOW, THE PARTIES HERETO DO HEREBY CONTRACT AND AGREE AS FOLLOWS:

1. Client shall pay Servant the sum of \$.0 prior to the beginning of any work.
 - A. Owner shall make progress payments on the basis of applications for payment submitted by Servant as the work progresses. Payment applications will include itemized invoices showing hours of labor, rates for labor, materials and material markup.
 - B. Progress payments may be withheld if:
 1. Work is found defective and not remedied;
 2. Servant does not make prompt and proper payments to subcontractors;
 3. Servant does not make prompt and proper payments for labor, materials, or equipment furnished him or her;
 4. Another contractor is damaged by an act for which Servant is responsible;
 - C. Owner shall make final payment to Servant within sixty days after the work is completed, if the contract is at that time fully performed, and subject to the condition that final payment shall not be due until Servant has delivered to owner a complete release of all liens arising out of the contract, or receipts in full covering all labor, materials, and equipment for which a lien could be filed, or in the alternative a bond satisfactory to owner indemnifying him or her against any and all such liens.
 - D. Owner by making payment waives all claims except those arising out of:
 1. Faulty work appearing after substantial completion has been granted;
 2. Work that does not comply with the contract documents;
 3. Outstanding claims of lien; or
 4. Failure of Servant to comply with any special guarantees required by the contract documents.
 - E. Servant, by accepting final payment, waives all claims except those that it has previously made in writing, and which remain unsettled at the time of acceptance.
2. This contract shall begin on the date first stated above and shall terminate upon Servant's completion of the project described above and Client's payment therefor, unless sooner terminated by either party hereto.
3. This contract may be terminated for good cause only. If either party has sufficient and good cause to terminate this contract, that party shall so notify the other party in writing and shall indicate the cause for termination. Termination shall become effective thirty (30) days after the written notice is received. If this contract is terminated by either party, termination.
4. Major changes in the project described above will be submitted to the Client in the form of a Change Order Request.
5. NOTICE TO OWNER
The undersigned party is providing work or materials to the property described below. Failure of payment due and owing to a contractor, subcontractor or materialman for work performed or materials provided to the project located on the property can result in the

filing of a lien against the property. To avoid this result, when paying for labor and materials you may ask the contractor, subcontractor or materialman for "lien waivers" from all persons supplying materials or services. Failure to secure lien waivers may result in your paying for labor and materials twice. A form of lien waiver is attached to this notice.

A. The Owner's Representative for above-described project is _____.

6. This agreement shall be governed by, construed, and enforced in accordance with the laws of State of Wyoming.
7. If any action is filed in relation to this agreement, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney's fees.
8. This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement.
9. Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.
10. For remodel or repair work, Servant's responsibility will only be for the portion of the project which they added, repaired or replaced and they make no guarantees about other portions of the project.
11. Servant will not be liable for work, designs or construction performed by anyone other than Servant and its employees.

PROPERTY DESCRIPTION: _____

ADDRESS: _____

LEGAL DESCRIPTION: _____

SERVANT ELECTRIC, PC

CLIENT

BY: _____

BY: _____

Title: _____

Title: _____



Labor Rates

Attention:

Company:

Regarding:

Subject:

From: Casey Rammell

Pages: 1

Date:

Line Item	QTY	CURRENT RATE	TOTAL	Alpine Sewer Plant Rate
LABOR				
Labor: Service Tech	0	200	\$0.00	175
Labor: Control Tech	0	180	\$0.00	155
Labor: Mech/Elec/Plb. Journeyman	0	150	\$0.00	130
Labor: Mech/Elec/Plb. Apprentice	0	125	\$0.00	105

All prices valid for 30 days, time extensions are requested on all change orders. We appreciate the opportunity to work with you. Please let us know if there are any questions or comments.

Regards,

Casey Rammell
President

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