

# **FINANCE COMMITTEE LEWISTON, MAINE**

**Minutes of  
July 18, 2011**

**PRESENT:** Michael Marcotte, Councilor Larry Poulin, Councilor Ronald Jean and Stavros Mendros.

**OTHERS PRESENT:** Mike McGonagle; David Jones; Mike Paradis and Norm Beauparlant, Purchasing Director.

Meeting was called to order at 5:13 p.m. by Chairman Marcotte.

On motion of Mr. Mendros, seconded by Mr. Poulin it was

**VOTED:**

**(080-2011)** To approve the minutes of the previous meeting dated June 20, 2011 and to accept and place them on file as presented by the Clerk.

**VOTE: 3-0-1  
Mr. Jean abstained**

At this time, the Committee considered the recommendation regarding award of contract for the replacement of the boiler/heating system at the Public Works Facility (Bid 2011-040). The Purchasing Agent noted a pre-bid meeting was held on June 9, 2011 with five (5) mechanical contractors in attendance. Bids were accepted until June 30, 2011, at which time a single proposal was received.

The Purchasing Agent explained further that the Director of Public Buildings met with the contractor, Nason Mechanical Systems, Auburn, Maine, to first review the proposal and second to do value engineering to reduce the overall cost of the project. The Purchasing Agent provided the Committee with the memo from the Director of Public Buildings that provided detail to the proposed changes of scope.

In addition, the Committee was provided with a letter from Damon Mechanical Services supporting the award of the project. Mr. Marcotte expressed concern about having only one bid on this project and suggested that the bid be put back out to contractors at a more favorable time.

Both the Director of Public Works and Director of Public Buildings expressed concern about the delay of the bid award. Mike Paradis indicated that the project was already on a tight time schedule and that a delay would cause the work to be done next year, requiring the existing system to go through another heating season with no clear indication that pricing would be better at a later time. In addition, additional heating cost would be incurred in the next heating system.

Mr. Marcotte asked that the letter from Damon Mechanical Services be made part of the minutes.

July 15, 2011  
City of Lewiston  
Finance Committee  
City Hall  
75 Park St  
Lewiston Maine 04240  
Attn. Chairman Michael Marcotte

Re: Boiler replacement @ Public Works .

As chairman of the Lewiston Energy Committee , I am writing to you to support the awarding of a contract to Nason Mechanical of Auburn for the replacement of the heating system @ Public Works. While it was unfortunate that only one proposal was received for the work , Nason is a locally respected and long time and reliable vendor to the city. Several other contractors; myself included were unable to bid the work due to scheduling conflicts and or previously committed work loads.

The antiquated boiler needs to be replaced this year to provide an efficient and reliable source of heat to protect the building and personnel at that facility. The energy savings that will be recognized will immediately start to accumulate and delaying the project would not be in the best interest of the city.

The continued efforts of city staff to modernize our facilities have saved the citizens thousands of dollars and this project was prioritized for this fiscal cycle. Most of our municipal buildings are now being managed on a common platform and public works will now join them. When we can measure the costs we can better manage them as well.

If you have any questions or concerns please don't hesitate to contact me.

Thank you.

Bruce Damon President  
Damon Mechanical Services

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On recommendation of the Purchasing Agent and on motion of Mr. Mendros, seconded by Mr. Jean, it was

**VOTED:**

**(081-2011)** to award Bid 2011-040 for the Replacement of the Boiler/Heating System at the Public Works Facility on Adams Avenue to Nason Mechanical Systems, Auburn, Maine, at the value engineered revised price of \$430,905, an adjustment of \$48,566 from the original bid price of \$479,471.

**VOTE: 2-1-1**  
**Mr. Marcotte opposed**  
**Mr. Poulin abstained**

Motion to award failed. Award required three (3) affirmative votes.

On recommendation of the Purchasing Agent and on motion of Mr. Mendros, seconded by Mr. Jean, it was

**VOTED:**

**(082-2011)** To authorize a Waiver of Competition on the basis of sole source as documented by the Police Department to allow the Lewiston Police Department to contract directly with Con-Space Communication for the purchase of the Entry Link System at their quoted price of \$18,844.

**VOTE: 4-0**

At this time, the Purchasing Agent presented the recommendation on Bid 2011-044 on the Ash Street Rehabilitation and Sidewalk Project. The Purchasing Agent explained that the original intent was to rehab Ash Street from Sabattus to Canal however, expecting funding issues, the bid solicited included work from Sabattus to Bates Street. Bids came in well below engineering estimates. The department contacted the low bidder to see if its schedule would allow for additional work using bid unit prices.

On recommendation of the Purchasing Agent and on motion of Mr. Poulin, seconded by Mr. Jean, it was

**VOTED:**

**(083-2011)** To award Bid 2011-044 on the Ash Street Rehabilitation and Sidewalk Reconstruction Project to Pike Industries, Lewiston, Maine, low bidder at their bid price of \$368,295.53 and to authorize additional work in the amount of \$100,548.40 to allow for extending the work to Canal Street for a total contract award of \$468,843.93.

**VOTE: 4-0**

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On recommendation of the Purchasing Agent and on motion of Mr. Mendros, seconded by Mr. Jean, it was

**VOTED:**

**(084-2011)** To award Bid 2011-030 on Water Main Replacement to St. Laurent & Son, Lewiston, Maine, low bidder at their bid price of \$376,640

**VOTE: 4-0**

On recommendation of the Purchasing Agent and on motion of Mr. Poulin, seconded by Mr. Jean, it was

**VOTED:**

**(085-2011)** To award of Bid 2011-045 for Custodial Services at the Lewiston Police Department to Bisson Enterprises dba/ Jackie's Cleaning & Maintenance, Lewiston, Maine, low bidder at their bid price of \$24,720 per year with a contract term of two (2) years.

**VOTE: 4-0**

On recommendation of the Purchasing Agent and on motion of Mr. Mendros, seconded by Mr. Jean, it was

**VOTED:**

**(086-2011)** To ratify Change Order #3 to the contract with Gendron & Gendron on the White and Nichols Streets area project in the amount of \$11,900 for work on Campus to correct a conflict of sewer service lines.

**VOTE: 2-2**

**Mr. Marcotte & Mr. Poulin opposed**

On motion of Mr. Poulin, seconded by Mr. Mendros, it was

**VOTED:**

**(087-2011)** To reconsider Change Order #3.

**VOTE: 4-0**

**VOTED:**

**(088-2011)** To ratify Change Order #3 to the contract Gendron & Gendron on the White & Nichols Street Area Project in the amount of \$11,900 for work on Campus to correct a conflict of sewer service lines.

**VOTE: 1-3**

**Mr. Marcotte, Mr. Poulin and Mr. Mendros opposed**

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On recommendation of the Purchasing Agent and on motion of Mr. Poulin, seconded by Mr. Mendros, it was

**VOTED:**

**(089-2011)** To ratify Change Order #3 to the contract with St. Laurent & Son on the Jepson Brook CSO Phase I Project in the amount of \$15,000 to replace 250 feet of water main on Lafayette Street.

**VOTE: 4-0**

At this time, Mr. Mendros indicated that he felt he needed to recuse himself from the Lincoln Street Change Order item and he would be leaving the meeting (time 6:08 p.m.).

On recommendation of the Purchasing Agent and on motion of Mr. Jean, seconded by Mr. Poulin, it was

**VOTED:**

**(090-2011)** To authorize Change Order #1 to the contract with Gendron & Gendron on the Lincoln Street Reconstruction Project in the amount of \$24,184.40 to allow for removal of additional trees and the installation of a concrete retaining wall not included in the original bid.

**VOTE: 3-0**

At this time, the Purchasing Agent briefly reviewed the memo sent to the CDBG Advisory Committee regarding the Finance Committee's concern with regard to the selection of streets for paving projects using CDBG funds.

The Purchasing Agent indicated that the memo had been sent to the Advisory Committee with a copy sent to the Mayor and Council, Planning Board and City Administrator.

No action was required on the part of the Finance Committee at this time.

On recommendation of the Purchasing Agent and on motion of Mr. Poulin, seconded by Mr. Jean, it was

**VOTED:**

**(091-2011)** To authorize Task Order #14331 with Summit Environmental Consultants Inc. under its Master Service Agreement in the amount of \$10,300 for Construction Materials Testing and Special Inspection on the Lincoln Street Project.

**VOTE: 3-0**

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At this time, the Chairman asked to have as an agenda item a discussion by the Committee on the rules adopted by the Committee.

**VOTED:**

To adjourn at 6:25 p.m.

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Norman Beuparlant  
Clerk  
Finance Committee