

**LEWISTON CITY COUNCIL AGENDA
SPECIAL MEETING**

**Tuesday, August 2, 2011
City Council Chambers**

6:00 p.m. Special Meeting

Pledge of Allegiance to the Flag.
Moment of Silence.

1. Resolve Authorizing the Budget Transfer of \$65,000 from the 2010 Pepperill Mill Head Race Project to the White/Nichols Street Stormwater Separation Project.
2. Order Ratifying Change Order #3 to contract with Gendron & Gendron on the White Street and Nichols Street Area Stormwater Separation Project in the amount of \$11,900.
3. Order Authorizing the City Administrator to Award Contract 2011-040 Public Works Complex Boiler and Heating System Replacement Project.
4. Adjourn

LEWISTON CITY COUNCIL

MEETING OF AUGUST 2, 2011

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 1

SUBJECT:

Resolve Authorizing the Budget Transfer of \$65,000 from the 2010 Pepperill Mill Head Race Project to the White/Nichols Street Stormwater Separation Project.

INFORMATION:

The Council has received information and updates in the past regarding the stormwater and sewer separation project occurring in the neighborhoods of White, Bardwell and Nichols Streets. The authorized project funds total approximately \$1,336,000 and the projected total expenses is in the amount of \$1,400,000 leaving a shortfall of approximately \$64,000.

The Finance Director is recommending a budget transfer in the amount from \$65,000 from the Pepperill Mill Head Race Project to the White/Nichols Street Stormwater separation project.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

EAB/kmm

REQUESTED ACTION:

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To approve the Resolve Authorizing the Budget Transfer of \$65,000 from the 2010 Pepperill Mill Head Race Project to the White/Nichols Street Stormwater Separation Project.



**City of Lewiston Maine
City Council Order
August 2, 2011**

RESOLVE, Authorizing the Budget Transfer of \$65,000 from the 2010 Pepperill Mill Head Race Project to the White/Nichols Street Stormwater Separation Project.

WHEREAS, the combined White/Nichols Street project funds authorized total \$1,336,000 and current estimated total project expenses amount to \$1,400,000, producing a \$64,000 project shortfall; and

WHEREAS, the work described in Gendron and Gendron's Change Order #3 has already been completed by the contractor and the project paving is still outstanding; and

WHEREAS, given the uncertainty of the city canal system's future, the City is reluctant to proceed with the Pepperill Mill Head Race Project valued at \$185,126;

NOW, THEREFORE, BE IT RESOLVED by the CITY COUNCIL of the CITY of LEWISTON to approve the budget transfer of \$65,000 from the 2010 Pepperill Mill Head Race Project to the White/Nichols Street Stormwater Separation Project.



Finance Department

Heather Hunter
Director of Finance/Treasurer
hhunter@ci.lewiston.me.us



TO: Mayor Laurent F. Gilbert
And Members of the City Council

FROM: Heather Hunter, Finance Director

SUBJECT: **Project Budget Transfer Request**

DATE: July 26, 2011

The City Council has received information in the past on the White, Bardwell, and Nichols Streets area's need for stormwater and sewer separation. The City Council began to address this need by approving the White/Bardwell Street project in the 2010 LCIP and continued with the approval of the White/Nichols Street project in the 2011 LCIP. These projects are split roughly 50/50 between the City's Sewer and Stormwater Funds.

The combined White Street project funds authorized total approximately \$1,336,000 and current estimated total project expenses amount to \$1,400,000, producing a \$64,000 shortfall. Estimated project costs include both internal and outside engineering, separation construction, and paving over the completed area. The construction contract award to Gendron and Gendron Inc. represents the majority share of total project costs, with a contract price of \$1,136,434 through change order #2. Public Works staff will be providing a supplemental memo covering the need for the third change order request and the appeal to ratify this change order.

After reviewing various funding options and based upon the information provided in a second supplemental memo enclosed from the Public Works Department, I am recommending that \$65,000 be transferred from the 2010 Stormwater LCIP Pepperill Mill Head Race project. The project has been put on hold due to current uncertainty of the city canal system's future. Current available project funds amount to \$185,126.

The requested action is to approve the \$65,000 transfer from the Pepperill Mill Head Race Project to the White/Nichols Street Stormwater separation project. The next requested action is to ratify Change Order #3 to the Gendron and Gendron contract in the amount of \$11,900, assuming further project funding is secured and to overcome the inability for the Finance Committee to reconsider their vote for a second time.

Dave Jones and I would be happy to address any questions or concerns you may have about these requests.



Department of Public Works

David A. Jones, P.E.
Director



July 27, 2011

To: Ed Barrett (City Administrator)

Re: Budget Transfer to support work on White Nichols Area Storm Drain - Sewer Separation Project

Additional Funding Needed

We recently identified the need to transfer ~\$65,000 into this project to complete the remaining work (primarily paving).

WHITE-NICHOLS AREA STORM DRAIN TIMELINE

- July 2, 2009 - intense storm causes basement and street flooding in many buildings on White St, Wood St, Nichols St, Bardwell St, Vale St, and Franklin St.
- Public Works Engineering begins looking at options and costs to reduce flooding in this neighborhood. Options presented in September 10, 2009 memo to Public Works Director.
- Sept 22, 2009 - City Council held a public hearing to listen to area residents. Based on a Sept. 8, 2009 estimate, Council approved \$545,000 in new Sewer and Stormwater bond issues and approved transferring \$200,000 from existing Jepson Brook CSO bond issues.
- September 2009- Approved proposals from Sebago Technics (\$70,950) to survey and design the project, including hydraulic modeling to pinpoint the problem areas.
- Sebago Technics completed the survey, modeling and design over the winter of 2009/2010. Their modeling showed that a new storm drain on College St and Vale St were critical to addressing the problems. This 1,100 feet of large diameter pipe had been listed as future work and was not part of the \$745,000 estimate.
- Went out for bids for the project with additional funding transferred from the Jepson Brook project after bids were opened on July 20, 2010. \$600,000 was transferred to the project on 7/22/10 and the project was awarded on 7/26/10.
- August-October 2010 - Ran into many construction conflicts on College St, resulting in a \$142,883 change order. Transferred that amount to the project from the "old sewer main rehab" account on 1/31/11.
- May 5, 2011 - Approved change order #2 (\$28,500) to temporarily relocate garage at 19 White St to allow installation of a cross-county stormwater line between White and Davis St.
- July 2011 – Change order #3 approved to install a 6' conflict manhole and a 4' diameter catchbasin to resolve conflicts with sewer services from Bates Carnegie Science building.

In reviewing the project funding for the most recent change order, we found the project needed additional funds in the amount of \$65,000 to complete the remaining work. The following is a summary of where the cost increase came from:

Item	Original Estimate	Actual Cost	Comment
Paving	\$90,000	\$149,448	(1) Added amount of paving (especially on College St)
			(2) Increase in paving cost (orig est was based upon \$75/ton and now costs \$99/ton)

Relocating garage & easements	\$20,000	\$31,125	Obtaining the easements was more difficult than anticipated and relocating the garage cost more than estimated.
Inspection & Admin Costs	\$57,000	\$79,400	Time & Materials portion on College street required additional inspection not included in the original project estimates.

The above items show a net increase in cost of \$92,973; some of this was made up in contingency and other portions of the project. The balance needed is approximately \$65,000 to complete the remaining work (mostly paving).

Source of the funds

We propose the funds to support the above be transferred from the Pepperell Mill Head Race project.

This Pepperell Mill project was developed in the fall of 2009 and was included in the FY2010 LCIP. The project was envisioned to block and fill the void under Lisbon St resulting from the potential failure of the two (2) 72" brick/stone races carrying water from the upper canal across the Lisbon St to the Pepperell Mill. In 2010, we did some work to address a sink hole that developed in Lisbon St and found the portions of the races exposed during this work to be in reasonably good shape. We have monitored the area since and no additional work has been required to date. With ongoing discussions regarding the ownership of the canals, we deferred doing any additional work until conditions warranted addressing further failures or the ownership issue was resolved. The original project was estimated as \$200,000. The amount of funding left in the project is addressed in the Finance Director's Budget transfer memo.

David A. Jones, P.E.
Director

CC: E. Barrett, H. Hunter, P. Nadeau, R. Burnham, J. Beaulé

LEWISTON CITY COUNCIL

MEETING OF AUGUST 2, 2011

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 2

SUBJECT:

Order Ratifying Change Order #3 to contract with Gendron & Gendron on the White Street and Nichols Street Area Stormwater Separation Project in the amount of \$11,900.

INFORMATION:

During construction of the White Street and Nichols Street area stormwater separation project, a conflict was discovered where two sewer service pipes from the Carnegie Science building on Campus Avenue were found to be at the same elevation as a new stormwater drain pipe.

On July 18, the Finance Committee voted 2-2 to ratify the change order and therefore this issue did not pass by the Finance Committee. The Public Works Director is appealing the decision of the Finance Committee to the Council.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

EAB/Kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To approve the Order Ratifying Change Order #3 to contract with Gendron & Gendron on the White Street and Nichols Street Area Stormwater Separation Project in the amount of \$11,900.



**City of Lewiston, Maine
City Council Order
August 2, 2011**



ORDER, Ratifying Change Order #3 to contract with Gendron & Gendron on the White Street and Nichols Street Area Stormwater Separation Project in the amount of \$11,900.

Whereas, the current price for the contract with Gendron & Gendron for the White-Nichols Area Stormwater Separation project is \$1,136,433.70; and

Whereas, during construction, a conflict was discovered where two (2) sewer service pipes from the Carnegie Science building on Campus Ave were found to be at the same elevation of the new 15" (inch) storm drain pipe; and

Whereas, the conflict resulted in delays and a work stoppage on the project until the conflict could be resolved; and

Whereas, the City Staff and contractor negotiated a resolution by installing a six (6) foot diameter conflict manhole and a four (4) foot diameter catchbasin at a price of \$11,900; and

Whereas, the City Staff prepared and approved the change order to get the work on the project resumed as quickly as possible; and

Whereas, the Finance Committee had no issue with the work already being performed or the type of work or the price, but were concerned about the source of funds proposed to be used to fund the work and failed to ratify the change order at their meeting on July 18, 2011 by a vote of 2 for and 2 against; and

Whereas, the Finance Committee voted to reconsider the ratification of the change order at this

Same meeting and the reconsideration failed to ratify the change order by a vote of 1 for and 3 against; and

Whereas, the issue with source of the funds to support this change order is addressed and resolved by a Budget transfer approved by the City Council earlier at this same meeting (August 2, 2011);

Now, therefore, be it Ordered By the City Council of the City of Lewiston that

the Change Order #3 to contract with Gendron & Gendron on the White Street and Nichols Street Area Stormwater Separation Project in the amount of \$11,900 is ratified.



Department of Public Works

David A. Jones, P.E.
Director



July 21, 2011

To: Ed Barrett, City Administrator

Re: Appeal of City Finance Committee Decision – Ratification of Change Order #3 to the contract with Gendron & Gendron on the White Nichols Street Area Stormwater Separation

Dear Ed,

During construction, a conflict was discovered where two (2) sewer service pipes from the Carnegie Science building on Campus Ave were found to be at the same elevation of the new 15" (inch) storm drain pipe. A six foot (6') diameter conflict manhole and a four foot (4') diameter catch basin were installed and another catch basin was removed using previously agreed to unit prices to resolve the issue. Because the contractor was on site and waiting on a decision costs for downtime of the crew were accruing requiring quick response. The City issued the contract change order in the amount of \$11,900.00 (copy attached) on June 27, 2011. The work was completed shortly after approval of the change order by the City. We subsequently requested the Finance Committee to ratify the change order at their meeting on July 18, 2011.

On July 18, 2011, the Lewiston Finance Committee met and voted two in favor, two against ratifying the change order resulting in the ratification failing to be approved. The issue Finance Committee members had was not that the work was needed or that the City staff had issued the change order to keep work on schedule and avoid delay claims. The issue members had was the source of the funds cited to pay for the work was the FY2012 Bond authorization for the Oak Street Sewer Separation project. Using fund from a different project would require a City Council approved budget transfer which had not been authorized yet. Finance Committee members felt the City Council should approve transfer of funds from one project to another and city staff agrees. The Finance Committee voted to reconsider the first decision to not ratify the change order and then voted again with one member in favor and three members against ratification of the change order. As a result of the reconsideration of the vote, city staff believes the Finance Committee is unable to reconsider the vote a second time due to administrative rules.

In the time since the Finance Committee meeting, we reviewed the project funding and will recommend a budget transfer for City Council approval at the meeting.

Sincerely,

Handwritten signature of David A. Jones.

David A. Jones, P.E.
Director

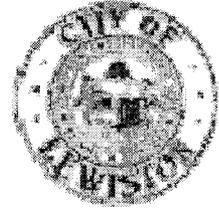
Handwritten signature of Heather A. Hunter.

Heather A. Hunter
Finance Director



Finance Committee

Norman J. Beuparlant
Director of Budget/Purchasing
nbeau@ci.lewiston.me.us



to: Finance Committee
from: Norman Beuparlant, Purchasing Agent
subject: Change Order #3 to contract with Gendron & Gendron on the White/Nichol Street Area Stormwater Separation.
date: July 18, 2011

Change Order #3 was issued to resolve a conflict issue between two sewer services and the new storm drain.

The work was required to resolve the conflict and was authorized by the City Administrator so as not to delay the work.

It is requested that the Committee authorize Change Order #3 in the amount of \$11,900.

Funds for the work are within the FY 2012 Bond authorization for the Oak Street Sewer Separation.

NJB/syt

CHANGE ORDER NO. 3

BID No.: 2010-031

BID DATE: 7/20/10

PROJECT White Street and Nichols Street Area Stormwater Separation

OWNER: City of Lewiston

CONTRACTOR: Gendron and Gendron Inc.

You are directed to make the following changes in the Contract Documents.

Description: Install a 6' dia. conflict manhole for the two services at Bates Carnegie Science Bldg (11 VF x \$750/vf). Install a 4' dia. catch basin at the corner of Nichols St and Campus Ave (6 VF x \$325/vf). Remove one catch basin (\$750). Two hours down time for the crew waiting for a solution to the conflict, at the rates established for time and materials last year on College St. See attached breakdown.

Reason for Change Order: The sewer service (2 pipes) from Carnegie Science are in direct conflict with the new storm drain and there is no way to adjust grades to get by, requiring a conflict manhole. A catch basin was replaced on Campus Ave because it was an old brick structure in very poor condition.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original contract Price \$965,050.00	Original Contract Times Substantial Completion: <u>12/3/10</u> Ready for final payment: <u>6/10/11</u> days or dates
Net changes from previous Change Orders No. <u>2</u> to No. <u>2</u> \$ <u>171,383.70</u>	Net change from previous Change Orders No. <u>1</u> to No. <u>1</u> <u>21</u> days
Contract Price prior to this Change Order \$ <u>1,136,433.70</u>	Contract Times prior to this Change Order Substantial Completion: _____ Ready for final payment: <u>7/1/11</u> days or dates
Net Increase (decrease) of this change order \$ <u>11,900.00</u>	Net Increase of this change order <u>4 weeks</u>
Contract Price with all approved Change Orders \$ <u>1,148,333.70</u>	Contract Times with all approved Change Orders Substantial Completion: _____ Ready for final payment: <u>7/29/11</u> days or dates

RECOMMENDED:

By: DAJ
David A. Jones (Public Works Director)

Date: 6/23/11

APPROVED:

By: EAB
Edward A. Barrett (City Administrator)

Date: 6-27-11

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 6/21/11

LEWISTON CITY COUNCIL

MEETING OF AUGUST 2, 2011

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 3

SUBJECT:

Order Authorizing the City Administrator to Award Contract 2011-040 Public Works Complex Boiler and Heating System Replacement Project.

INFORMATION:

The City issued a request for bids for the replacement of the boiler and heating system at the Public Works complex. Four contractors attended the pre-bid meeting yet only one submitted a bid. The project cost estimate budget is \$500,000 and the bid received was \$479,471.

The Finance Committee rejected the bid citing concerns that there was only one project bidder on a high cost project.

The City is anticipating substantial energy savings as a result of the new system. The Public Works Director and Finance Director are appealing the decision of the Finance Committee to the City Council and are requesting permission from the Council for the City Administrator to award the bid for this project.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

EAB/Kmm

REQUESTED ACTION:

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To approve the Order Authorizing the City Administrator to Award Contract 2011-040 Public Works Complex Boiler and Heating System Replacement Project.



**City of Lewiston, Maine
City Council Order
August 2, 2011**



ORDER, Authorizing the City Administrator to Award Contract 2011-040 Public Works Complex Boiler and Heating System Replacement Project.

Whereas, the Lewiston Capital Improvement Program for FY2012 included project BLDG3 "Public Works Buildings Boiler Replacement Project" with an estimated cost of \$500,000 (\$230,000 from 2011 LCIP, \$250,000 from 2012 LCIP and \$20,000 from Unutil Rebate); and

Whereas, on June 7, 2011, the City Council ORDERED, that \$8,121,000 be appropriated for financing projects in the 2012 Lewiston Capital Improvement Program, including \$250,000 for the P. W. Boiler Replacement; and

Whereas, the City advertised for 38 days including an on-site pre-bid meeting attended by 4 qualified mechanical contractors and bid opening was held on June 30, 2011 with only 1 bid; and

Whereas, City Staff followed up with other bidders who indicated they had other commitments preventing their participation in the project; and

Whereas, the bid from Nason Mechanical of \$479,471.00 would exceed the amount approved and budgeted, when including the project administration and inspection costs and the Unutil rebate program not being available; and

Whereas, City Staff, the design consultant and the contractor worked together to perform Value Engineering to reduce costs while maintaining the original design intent resulting in a negotiated contract cost for the project of \$430,905 plus ~\$10,000 worth of work which will be completed by others; and

Whereas, Integrated Energy Systems (City design consultant) has estimated the energy savings per year to be ~\$39,000 per year; and

Whereas, Bruce Damon (Chair of the City's Energy Committee) reviewed the revised contract and recommended the Finance Committee award the contract to Nason Mechanical Systems of Auburn (Damon Mechanical was one of those who participated in pre-bid but did not bid); and

Whereas, the Lewiston Finance Committee voted to two in favor, one against and one abstention, resulting in rejecting the award of the contract; and

Now, therefore, be it Ordered By the City Council of the City of Lewiston that

the City Administrator is Authorized to Award Contract 2011-040 in the amount of \$430,905 to Nason Mechanical Systems of Auburn, Maine.



Department of Public Works

David A. Jones, P.E.
Director



July 21, 2011

To: Ed Barrett, City Administrator

Re: Appeal of City Finance Committee Decision - Public Works Complex Boiler and Heating System Replacement Project (Bid Number 2011-040)

Dear Ed,

The FY2012 Lewiston Capital Improvement Program included project Bldg 3 "Public Works Buildings Boiler Replacement Project" with a total estimated project cost of \$500,000, with \$230,000 coming from FY2011 funding for Building Energy Efficiency and another \$20,000 as a projected Efficiency Maine grant. The remaining \$250,000 was budgeted for FY2012 funds. The City advertised the project as "Public Works Complex Boiler and Heating System Replacement Project" (Bid Number 2011-040) on May 23, 2011. After 38 days of advertising including an on-site pre-bid meeting attended by 4 qualified mechanical contractors, the bid opening was held on June 30, 2011. Only one bid was received. Nason Mechanical Systems of Auburn bid \$479,471.

We were concerned that only one contractor had submitted a bid and followed up with the three potential mechanical contractors. They all indicated they already had enough work for 2011 and did not have the manpower to complete the project as specified.

In an effort to reduce the initial bid amount without significantly sacrificing the original design intent, we met with Nason Mechanical to performed Value Engineering on the project to identify ways to reduce costs and improve the project. Attached is a copy of the letter of recommendation addressed to Norm Beauparlant which gives the details of the changes proposed. Also included is a letter from Bruce Damon of Damon Mechanical and the City's Energy Committee Chairperson supporting the project and award to Nason Mechanical.

On July 18, 2011 the Lewiston Finance Committee met and voted two in favor, one against and one abstention resulting in a rejection of the bid and directed that the project be resolicited. The primary concerns were one bidder and the project cost.

According to Richard Grondin, PE of Integrated Energy Systems, the energy saving will be about \$39,000 per year. The savings is based on \$3.25 a gallon for oil and \$1.34 per therm for natural gas. Lewiston staff believes if you include the anticipated energy savings if the project was completed before this heating season, and combined it with the final proposed price of \$430,905, that you will probably not receive an equivalent proposal of \$392,000 on a project that was original estimated at \$500,000 as requested in the 2011/2012 Lewiston Capital Improvement Program.

From the proposing Contractor's perspective, there is a substantial investment made by them when making a proposal for the design/build project. The project needs to be designed so they can complete an accurate project estimate. The average design cost for a project of this size is 5%, approximately \$20,000 based on the original proposal estimate.

As a result, the Public Works Director and the Director of Budget/Purchasing request that the decision of the Finance Committee be appealed to the City Council for consideration and approval to allow the boiler replacement project to move forward with Nason Mechanical Systems of Auburn at the negotiated contract amount of \$ 430,905.00.

Sincerely,

David A. Jones, P.E.
Director

Heather A. Hunter
Finance Director



Department of Public Works
David A. Jones, Director

DATE: July 18, 2011
TO: Norm Beuparlant, Director of Budget/Purchasing
FROM: Michael Paradis, P.E., Director of Public Buildings
SUBJECT: Public Works Complex Boiler and Heating System Replacement Project

The City received only one proposal for the Public Works Complex Boiler and Heating System Replacement Project. We originally had five contractors at the Pre-Bid Meeting. I received email notices from Damon Mechanical and Ranor Mechanical stating that they were booked and did not have the manpower resources to complete this project on time.

Nason Mechanical of Auburn, Maine was the only mechanical contractor. Nason's proposal meets all the requirements of the Request for Proposal at a bid price of \$479,471.00.

The original estimate for replacement of the PW Heating System used in the LCIP was \$500,000, including a \$20,000 anticipated rebate. So, we are now short on funds by \$20,000 because Unitil, the natural gas utility, has turned over the rebate program (City received \$23,000 for the City Hall Heating System Replacement Project) to Efficiency Maine. Efficiency Maine has not yet set up the program and did not think they would have it in place much before November of this year. I have been in contact with Michael Stoddard the Executive Director of Efficiency Maine to see if the City could be grandfathered so that we could get a rebate when the program gets initiated. I will continue a dialog with Efficiency Maine.

Because the base bid exceeded the funding available for this project, I requested that we meet and perform the Value Engineering method to reduce the project cost without significantly reducing the original design. The intent of this is to be able to complete the project before heating season arrives.

The Proposal includes replacement of the existing oil boiler with three high efficiency natural gas boilers. Heating for the Annex and PW Store would be provided by, separate boiler for each building.

The result of the VE procedure is as follows:

1. Work completed by the Nason's carpentry subcontractor will be completed by City Staff. The credited amount is \$26,032.00. The City will have to buy material and complete the work at an estimated cost of \$10,000 for a savings of \$16,032.

2. We requested a dual boiler system for the Annex Building rather than a single boiler. This will give the City the ability to use one boiler in the spring and fall months, which will save energy and money, while giving us a back-up system if one boiler goes down during the winter. One boiler can provide enough heat to keep the buildings from freezing. This change would mean an additional cost of \$2,080.
3. Remove the anticipated boiler in the PW store and use the hot water from the Annex Boiler System to supply the heating elements in the building resulting in additional cost of \$2,287.00.
4. Revise the Trane Tracer Summit Building Automation System. We will use the existing Control Panel, which is only eight years old, rather than installing a new controller. The contractor will not encase the communication cables for the system in conduit as electrical codes for low voltage don't require them to be installed in conduit. By eliminating controls for the third boiler there will be a savings of \$25,785.

The projected savings for the fuel alone will be at least \$20,000 based on a cost of \$2.50 per gallon for No. 2 Fuel oil and \$1.00 therm for natural gas, with an additional estimated savings of \$10,000 resulting from the efficiency improvements.

Nason Mechanical has completed many projects for the City of Lewiston including the Boiler Replacement Project at the Lewiston Armory for the Recreation Department and Central Fire Station. They also provide HVAC maintenance and plumbing services for the City's municipal buildings.

Based our experience with the Contractor, I recommend that the City award the project to Nason Mechanical at a cost of \$430,905.

This project has been proposed in the Lewiston Capital Improvement Program since 2007. Funding for the project will come from the following sources:

2010 Lewiston Capital Improvement Program - City Hall Ventilation Project - \$51,000
2010 Lewiston Capital Improvement Program - City Building Energy Efficiency - \$129,905
2012 Lewiston Capital Improvement Program - Public Works Boiler Replacement Project- \$250,000

If you have any questions regarding this recommendation, please feel free to contact me at 513-3003 ext. 3412.

The City of Lewiston is an EOE. For more information, please visit our website @ www.ci.lewiston.me.us and click on the Non-Discrimination Policy.

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