

FINANCE COMMITTEE MEETING

LEWISTON, MAINE

MINUTES

October 20, 2003

PRESENT: Robert Stone, Roger Provencher, Ronald Paradis and Councilor Roger Philippon.

ABSENT: Councilor Lillian O'Brien

ALSO PRESENT: Norman Beauparlant, Director of Budget/Purchasing

The meeting was called to order at 5:03 p.m. by Chairman Robert Stone

On motion of Mr. Provencher, seconded by Mr. Paradis it was

VOTED:

(141-2003) To dispense with reading of the minutes of the previous meeting dated October 6, 2003 and to accept and place them on file as submitted by the Clerk.

VOTE: 3-0

The Committee considered a Change Order on the Armory Flat Roof Replacement Project that would allow for the replacement of deteriorated wood that was found along both sides of the old window system that abuts the roof flashing. The total estimated cost of replacing the deteriorated wood is \$11,260.

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

VOTED:

(142-2003) To authorize Change Order #1 on the Armory Flat Roof Replacement Project with D H Pinnette & Sons in the amount of \$11, 260 to replace deteriorated wood.

VOTE: 4-0

During a recent Canal draw down, an inspection was made of the #3 Generator at the Upper A Hydro Facility and the inspection revealed that a number of wickets would have to be replaced in the turbine at an estimated cost of \$32,000. In order for this work to be completed prior to the Canal system freezing, it was recommended that a Waiver of Competition be authorized in order to contract with Independent Machine of Poland, Maine, a firm who has performed repairs on the turbines in the past, in order to ensure that the work is completed in a timely fashion. If the generator is not on line next spring during the spring runoff, it will mean a substantial loss of revenues to the City.

FINANCE COMMITTEE MINUTES

October 20, 2003

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

VOTED:

(143-2003) To authorize a Waiver of Competition pursuant to Section 3.3.1 of the Purchasing Policy to allow for the repair of the #3 Generator at the Upper A Hydro Facility with Independent Machine, Poland, Maine, at a cost not to exceed \$32,000.

VOTE: 4-0

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

VOTED:

(144-2003) To award Bid 2003-70 on Renovations to the Violations Bureau (former District Court building) to Hebert Construction, Lewiston, Maine, low bidder at their total bid price of \$179,789.

VOTE: 4-0

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

VOTED:

(145-2003) To award Bid 2003-57 on a multi-purpose tractor for the Recreation Department to Howard P. Fairfield, Skowhegan, Maine, low bidder meeting specifications at their bid price of \$76,385 with dump body.

VOTE: 4-0

The Finance Committee previously awarded a contract to Richardson & Associates to provide landscaping design services on an as needed basis for a two (2) year period. As part of the Southern Gateway Project, the City must make improvements to the sidewalks between Chestnut and Maple Streets and it was recommended that the Finance Committee approve a Task Order for this work with Richardson & Associates at a fee not to exceed \$28,988.

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

VOTED:

(146-2003) To authorize Task Order #1 for professional landscape architectural services for the Southern Gateway (Lisbon Street) Project with Richardson & Associates Inc., Saco, ME, at a fee not to exceed \$28,988.

VOTE: 4-0

The Committee received a presentation from City Staff on the utilization of a design/build method

for engineering and construction services associated with the Southern Gateway Parking Garage. As part of the joint development agreement with Franklin Property Trust, the City is committed to having construction of the parking garage underway by July 1, 2004. This would prevent a very tight time frame to solicit architectural and engineering proposals, award the contract and allow for design of the facility in a manner that would have construction underway by the July 1st deadline.

Chris Branch, Public Services Director, explained to the Committee that this process has been utilized on a few occasions at the Lewiston/Auburn Water Pollution Control Authority with success. Because the process also allows Architects and Engineers to combine their proposal with that of a general contractor, it also provides an opportunity to save money on the construction cost of the project.

Norman Beauparlant indicated that he had obtained a Request for Proposals on a Design/Build Method from the National Institute of Governmental Purchasing which outlines the process and methods to use in weighing the quality and pricing of various proposals.

Committee members indicated that they wished to have a specific outline adding detail to the reasons for selecting the design/build method for this particular project. The outline should include cost and timing issues associated with the selection of this method.

Chairman Stone also requested that a review be made of the Purchasing Policy to include the Design/Build Method as an option in the selection of Architects and Engineers.

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

VOTED:

(147-2003) To authorize utilization of the design/build method for construction of the Southern Gateway Parking Garage and to include an outline of the reasons for selecting this process as an attachment to the minutes of this meeting.

VOTE: 4-0

It was requested that two (2) Committee members be selected to serve on a Selection Review Committee for this project. Mr. Provencher and Mr. Paradis both volunteered to serve on the Southern Gateway Parking Garage Selection Review Committee.

Chairman Stone and other Committee members asked if it would be possible to have a presentation on the proposed Housing Project for the old St. Dominic's School on Blake and Bates Street. The Clerk indicated that he would try to schedule a presentation on the St. Dom's Housing Project by members of the Development Department at an upcoming meeting.

VOTED: to adjourn at 5:40 p.m.

Richard T. Metivier
Clerk
Finance Committee