NEW GLOUCESTER
PUBLIC WORKS DESIGN COMMITTEE

Minutes of October 19, 2016

Community Building, 385 Intervale Road

Members Present: Beverly Cadigan, Jeff Amos, Don Libby, Jim Fitch, Nat Berry, and Joe Davis

Town Staff Members: Will Johnston, Town Planner, Ted Shane, Public Works Director

Members Absent: Steve Libby, Chair; Lynn Conger, Vice Chair

Others Attending: Paul First, Town Manager

I. Call to Order: The meeting was called to order at approximately 7:00 pm.

II. Election of Acting Chair. With both the chair and vice chair absent, the committee unanimously voted to elect B. Cadigan as the acting chair for the meeting

III. Approval of Minutes of September 28, 2016 Meeting

J. Fitch moved to approve the minutes of the October 5 Meeting of the Committee. Seconded by N. Berry. Approved 7-0-1.

IV. Discussion of Ganneston and Great Falls Responses to Information Request and Overall Team Selection Preferences

Each Committee member was asked to weigh in on the teams' responses to the Town's request for cost-saving ideas and their overall evaluation of which team should be recommended to the Selectmen to construct the facility.

Committee members shared a variety of viewpoints regarding the feasibility of certain cost savings measures and on the overall strengths and weaknesses of the team's proposals. Regarding Great Falls (GF), several committee members were impressed with their team's overall responsiveness to Town requests for information, particularly the initiative they showed in visiting the salt and sand shed to investigate possible cost-savings in the reuse of components of that building. Staff members felt that Ganneston, on the other hand, had been less thorough, organized and timely in some of its responses. Both in their proposal and subsequent clarifications, GF had demonstrated strong attention to detail and knowledge of the project at hand, particularly by their project manager/site superintendent. The company's recent experience with construction of the Westbrook Public Works Facility was seen as a strong positive as well.

Regarding Ganneston, there seemed to be a general consensus that their site plan and building layout incorporated more creativity and efficiency. The view was expressed they had put more thought into their proposal as opposed to sticking close to the original concept plan, and that some of the detail in GF's proposal was the result of recycling information that was part of their proposal in Westbrook. And even when their proposal was adjusted to a wood-truss salt shed similar to what GF had proposed, Ganneston's proposal was clearly the lower bid price (roughly $4.5 million as opposed to $4.8+ million)

Both W. Johnston and P. First had conducted some preliminary analysis in an effort to better "equalize" the proposals by accounting for differences in items included in the respective bids. Two significant items were the proposals' differing approach in treating stormwater and the inclusion of a high-end fluid distribution system by GF ($205K). With these and several other items accounted for, the cost difference between the two proposals shrank considerably, although GF still came out 2-3% higher.

V. Recommendation regarding D/B firm Selection (Decision Point)

D. Libby moved that the team headed by Ganneston Construction be recommended to the Board of Selectman as the choice to construct the new public works garage. Seconded by J. Davis. Additional discussion ensued. A focus of the discussion was the ramifications of the committee/Selectmen choosing a team that wasn't the lowest bidder – even if the difference was relatively small. Motion Failed: 4-4-0.

VI. Discussion of Next Steps

W. Johnston was instructed to write up the minutes and send them out to the committee. The next meeting was scheduled for Wednesday, October 26 at 7 pm at the Community Building. *(The date of this meeting was later changed to Thursday, November 3.)*

Adjourn

N. Berry moved that the meeting be adjourned at approximately 9 pm. Seconded by J. Fitch. Approved 8-0.