

SELECTMEN'S MEETING—TUESDAY MAY 22, 2018

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, John Howarth, Daniel Hobbs, Town Manager Jon Carter

6:00 Workshop: Status of the Public Safety Complex Project and Fire Substation.

Also present: Mason Rowell, Landry-French, Kevin French, Landry-French, Ron LaMarre, Lavallee Brensinger, Fire Chief Wayne Vetre, Police Chief Jo-Ann Putnam, Wells Police Officer Chris Baez

Ron said that the architects and engineers have been reworking the figures. The figures presented earlier were a budget, now they are fixed. The updated Post Road bid leaves \$1.3 million for the substation. One decision for the Town to make is having a clerk of the works vs. a commissioning agent. GMP is the guaranteed maximum price, which is the final price including all the fees. The GMP for Post Road is \$11,258,078.

Concessions have been made and Karl asked if both chiefs are 100% happy with the changes. Could money come out of the \$1.3 million and go back into the main building? Wayne said the major cost of the substation is putting it in the ground. The low priority items are above ground including a small kitchen, 1 bunk room, storage, heating and ventilation, showers, a decontamination area and an apparatus bay. The fire code requires a sprinkler system if people will be sleeping in the building. At Post Road, the walls will be wired for equipment that can be purchased later. The doors will be designed to handle the card system. Public access will be limited to the lobby during the day and the vestibule at night. The front canopy and the walls for the fire apparatus bays were removed. The Fire Station pole is being deleted for now at a saving of \$50,000, but the area is being prepped so a pole can be added later. Some of the built-in items are being changed to free-standing, and some of the sound-proof walls were deleted. Tim asked about safety and if the pole should be deleted. Wayne said there are also knee and ankle injuries from using the stairs in a hurry, and the pole seems to be safer. The training tower will be part of the initial construction with the extra features added later. Ron said the plan was for 4 stairs and 2 elevators, now there will be 3 stairs and 2 elevators (1 for the public and 1 dedicated for the police). Deleting 1 stair will create more storage space. Karl and Ron recommended having a wish list for both departments and putting it into contingency. As construction progresses and funds are available those items can be added back. Jon said we have been budgeting in CIP for communications and a free standing tower to avoid roof antennas. The Fire Department computers are aging and there are provisions in CIP. Kathy asked about deleting the front canopy; the patio and landscaping will stay.

Mason brought the bid book and reviewed how he monitors the trades and bidding. The GMP is their commitment to the Town to build it for that price after negotiating with the subcontractors to confirm the bids. The steel price was discussed at a previous meeting; it is now locked into the GMP. One decision to be made is a clerk of the works vs. a commissioning agent. Kevin recommends a commissioning agent to test everything and make sure it works before the building is occupied. There are weekly meetings and Ron OK's the invoices before Jon signs them. The final costs are tracked with the change orders. If we want to add the pole, that would be a change order and \$50,000 would come out of contingency and go into the construction budget. The consensus of the Board was to go with a commissioning agent.

The groundbreaking will be around June 15 and construction will start on June 4. The Town Attorney has reviewed the AIA document and the recommendation is to have Jon sign it with the guaranteed price.

7:00 Selectmen's Meeting

Chairman's Update: Mr. Ekstedt reported on tonight's special meeting and the workshop on the Public Safety Complex. Thank you to Landry-French and our two chiefs for their hard work on this project and keeping the cost down.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Teresa Andreoli, dba: Arundel Ice Cream Shop Cart, 328 Cole Road, Kennebunk, application for a Food Truck License. (N)

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and grant the license. Passed unanimously.

2. Good News

~Thank you to our staff who opened the General Office last Saturday and sold beach permits. 240 stickers were sold and we collected \$8,400. There will be another Saturday sale day in June.

~The Memorial Day parade will be held on Monday, May 28 starting at the high school and parading to the cemetery, then on to Ogunquit.

~The work on Furbish Road is progressing.

~Yesterday there was a ribbon cutting at the new Caron Engineering facility on Willie Hill Road.

~Mr. Howarth reported on the Bikes for Books project. 50 bikes will be given out at the elementary school, with some given to the Library for their summer reading program. Thank you to all the sponsors who have donated to the project.

~Mr. Roche gave an update on the students' flag project. There are 58 empty brackets along Route One and 58 sponsors for flags. Thank you to Oceanside Rubbish for their generous donation. People can still sponsor a flag for \$45 (payable to Wells High School or Wells High School Football) and more brackets will be put up. The flags will be up until Veterans Day, taken down over the winter and put up next spring before Memorial Day.

3. Open to the Public

There was a discussion of the Comprehensive Plan update which some members of the Committee voted against. An attorney's letter was read into the record. The Town Engineer gave copies of the draft to the Planning Board last night for a workshop. Three of the CAD maps are pending. Mr. Carter said that the draft is on the Town's website and there will be workshops and public hearings. The period for public comments will be announced.

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants.

There is a Warrant dated May 22, 2018 with expenses of \$135,231.78, no school payment, net payroll for the week ending 5/17/18 in the amount of \$70,663.69, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$28,711.94 for total expenses of \$234,607.41.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated May 22, 2018 in the amount of \$234,607.41. Passed unanimously.

There is a General Assistance Warrant dated May 22, 2018 in the amount of \$500.00.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated May 22, 2018 in the amount of \$500.00. Passed unanimously.

2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:

a. Presentation, review and discussion on the Public Safety Complex and Fire Substation Projects and strategy to implement both.

At the earlier workshop, Landry-French presented the revised budget which is in line with the bond. Including contingencies, the budget for the Post Road complex is down to \$11,258,078. This is the amount in the Guaranteed Maximum Price contract. Thank you to Landry-French, architect Ron LaMarre, Chief Vetre and Chief Putnam for their efforts. There will be a separate page on the website with the budget and a camera link. The groundbreaking will be June 4 with a ceremony later in the month. The fire substation is close to being priced out and still going through the Planning Board. The amended GMP including the substation will come back to the Board.

b. Discussion and action on signing the Guaranteed Maximum Price Contract with Landry-French for the Public Safety Complex.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to sign the Guaranteed Maximum Price Contract with Landry-French for the Public Safety Complex, not to exceed \$11,258,078, and to authorize the Town Manager to sign the contract. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. Roche, to use a commissioning agent. Passed unanimously.

NEW BUSINESS

1. Open to the Public

Public comment was solicited and there was none.

2. Adjournment

Motion by Mrs. Chase, seconded by Mr. Roche, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

