

**GARDINER CITY COUNCIL MEETING  
AGENDA SUPPLEMENT**

**Item Number: 6.5**

**Agenda Topic:** Updated Libby Hill Business Park Action Plan

**For The Agenda of:** December 6<sup>th</sup> 2006

**Submitted:** November 30<sup>th</sup> 2006

**Authorized by:** Jason Simcock, Planning & Development Director

**Attachments:** Libby Hill Timeline Action Plan

**Background Information:**

The City of Gardiner has accomplished several important milestones this year regarding expanding the Libby Hill Business Park. In January, the City was notified it was awarded an \$856,400 EDA grant to extend water, sewer and road infrastructure. In August, the City hired Milone & MacBroom for final design services. And, in October the City purchased the property from the Gardiner Board of Trade.

Activities have begun to accomplish the next phase of the project. Next phases include permitting, bond financing, final design, bidding for construction and construction. If all goes as planned, it is hoped to break ground on the project in May of 2007. I have attached a plan on what steps take place in terms of the construction project itself.

The following cost estimate can be used for bond financing action. The current engineer's estimate for construction is approximately \$2,910,000 and is based on the following infrastructure costs:

<b><u>Budget</u></b>	<b><u>Construction Item</u></b>
\$722,950	Wastewater (lines, (1) pump station, trenching)
\$423,400	Water (main, trenching)
\$809,185	Road Construction
\$115,200	Utilities (pole, power)
\$700,000	Environmental (stormwater, mitigation)
<u>\$138,536</u>	<u>Contingency (5%)</u>
\$2,909,271	Total Amount to be Bonded for Construction

**Recommended Action:** Approve Planning & Development Director's updated Libby Hill Business Park Action Plan.

City of Gardiner  
Updated Libby Hill Business Park Expansion Timeline

<b>DATE</b>	<b>ACTION ITEM</b>	<b>NOTES</b>
12/15/2006	Finalize plans for all permit applications	
Jan. 2007	Submit Traffic Permit Application to DOT	
Jan. 2007	Submit DEP (NRPA and Site Law) Apps.	Pending classification by DEP. Will impact entire permit process and could also involve the Army Corps.
Feb. 2007	Workshop with Planning Board about future subdivision application	Will include same storm water run-off calculations used for Site Law application.
Feb 2007	Begin Final Design Process	
March 2007	Submit Planning Board Subdivision App	
March 2007	Obtain necessary permits. Complete Final Design process and prepare bid documents.	
April 15, 2007	Bid Project for Construction	Note: bids for construction will not occur until after permits are complete.
April 30, 2007	Bid submission deadline	
5/1/07	Bid Awarded	
Spring/07 Summer 07	Construction	Site clearing may start earlier if process allows.
10/15/07	Construction Complete	