



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	09/16/2020	Department	Buildings & Grounds
Agenda Item	4.I Project Quote for City Hall Repair/Informational		
Est. Cost	\$66,500		

Background Information

The City Council was previously supplied a report regarding mold issues in City Hall (mostly in the Fire Department area). This report detailed the need for some sort of remediation although in order to have that process successful the backside of the fire bay area needs to be redone.

The City Manager reached out to Mushro in Waterville, Jewett Builders in Jefferson, John Conte in W Gardiner, and McGee Construction in W Gardiner. The only business interested in submitting a bid where work could occur in the near future was McGee Construction.

The bid submitted was \$62,500 and an additional \$4,000 to relocate the generator. There is a contingency of \$12,500 in the estimate for Rot and Mold. This estimate does not include mold remediation although it is projected that B&G could handle that job as they have done such removal in the past.

This agenda item is strictly a discussion item to determine how the City Council would like to move forward with this repair. This repair cost could be taken from the Undesignated Fund Balance or even possibly financed for a term.

At the October 14, 2020 City Council meeting, the City Council will be asked if/how they would like to proceed with this issue.

(please see attached predicted undesignated fund balance sheet)

Requested Action	n/a
City Manager and/or Finance Review	n/a
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



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537 High Street, W. Gardiner, Maine 04345 Phone: (207) 582-8810 Fax: (207) 582-8847
 www.mcgeeconstruction.com

Project Quote
Generator Pad / Catch Basin & Drainage / Building Repair

September 4, 2020

Dear City of Gardiner,

Based on a site visit, we are pleased to quote labor material and equipment for the following scope of work located at 6 Church Street Gardiner, Me 04345.

Earthwork Description:	Satus
1. Permits	not included
2. Mobilization & demobilization	Included
3. Excavate slope / rip wrap slope,	Included
4. Remove and replace existing concrete pad for existing generator	Included
5. Extend drainage to a new 48" catch basin.	Included
6. Demo & rebuild "8" concrete wall" 3000 p.s.i.	Included
7. Flat Roof Repair left of hose tower	Included

for the sum of thirteen-thousand-eighty-nine-dollars

Earthwork package	\$13,089.00
Structure Repair	\$36,911.00
Rot & Mold Contingency e	\$12,500.00
Total	\$62,500.00

Please feel free to call with any questions.

Payment terms: at completion.

Terms and Conditions: All work is to be done in a workman like manner, according to standard practices. Any deviation

or alteration from the above specifications will require written approval of all parties. Payment is due at date of invoice. A

1.5% finance charge will be added to all unpaid balances every month from invoice date. All costs incurred by McGee Construction to collect unpaid balances will be the responsibility of the customer, including but not limited to legal and collection fees.

Acceptance: By signing and returning this proposal, I agree that the Terms & Conditions, Descriptions and Payment Terms are satisfactory and are hereby accepted. This Proposal is void if not signed and returned within 30 days of proposal dated 08/19/2020 Steven A McGee

_____ Customer's name
 Date McGee Construction Representative Date

McFarland Electric, Inc.

PO Box 236
Gardiner, ME 04345
207-582-7964
McFarlandElectricInc@hotmail.com

Estimate

ADDRESS

The City of Gardiner
6 Church St.
Gardiner, ME 04345

ESTIMATE # 1228

DATE 09/01/2020

JOB NAME/LOCATION

Generator

ITEM	DESCRIPTION	AMOUNT
	This is a estimate to move the generator at city hall	
Services	Total materials and labor	4,000.00

Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

TOTAL

\$4,000.00

Accepted By

Accepted Date

General Fund Fund Balance Analysis

June 30, 2019	2,714,815
June 30, 2020	2,835,909
FY20 Change to Fund Balance *	121,094
June 30, 2020 TIF Fund Balance	(196,964)
Total Combined FB @ June 30, 2020	2,638,945
FY21 Budgeted Use of FB	(250,000)
Assigned FB (JH & LH Tower)	(210,000)
Anticipated June 20, 2021 Fund Balance	2,178,945
FY21 Budget	10,544,080
Percent of Budget	21%
Audit recommended: 16.7%	1,760,861
Amount of FB above recommendation	418,084

<u>FY20 Change to FB</u>	
Less Expenses	342,031
Less Revenue Received	(171,305)
Difference	170,726
Council approved use of FB (PD Comm Upgrade)	(49,632)
	121,094