

**Bristol Parks & Recreation  
Ellingwood Information Center  
September 12, 2019**

*Commissioners present: Sandra Lane, Laurie Mahan, Clyde Pendleton*

*Also present: Lara Sargent, Robin Mahan, Chris Hall, Steven Theodore, Wiebke Theodore*

*Meeting called to order at 5:17 P.M. with the Pledge of Allegiance.*

Before the first bidder arrived, the group discussed how the negotiation meetings would be handled for the two lowest bidders on the beach pavilion. Scoring criteria was discussed and the Commissioners decided that 40% would be based on the bid price, 30% would be based on the use of local contractors, 20% would be based on the responses in the discussion and 10% based on references. A list of questions to be asked were decided upon.

**Neal Kimball/Paul Leeman III arrived:**

Clyde explained to Neal and Paul about the criteria. When asked who Paul and Neal would use for contractors, they answered that Hanley Construction would do the site work, DiMauro would take care of electric, Grindell would take care of the plumbing. The only contractor that wouldn't be local would be C.O. Beck & Sons who are from Waterville and are very good and would do the metal roof. Neal and Paul explained that their knowledge with commercial codes would be a great value to the project. When asked about their crew, Paul could bring five guys and Neal could bring six guys with carpentry experience. When asked about the schedule for the project, they were hesitant to say if the May 1<sup>st</sup> finish date was possible because of the unknown start date due to the DEP permits that are waiting to be received. They said once the permits are received, they could have the fill delivered right away so it could begin to settle. But if the permits were received late, then there would be extra costs involved due to the necessary heating needed to pour the foundation – this could cost \$1000 per day. When asked about areas that could provide possible cost savings, they suggested moving the location of the new telephone poles to be installed so that there could be less wiring and conduits. The Commissioners thought this was a good idea. They also suggested possibly using 2x6 tongue and groove spruce and the possibility of using single dipped shingles instead of double dipped for cost savings. The group discussed the condition of the kitchen equipment and Neal had concerns about the condition of the existing equipment. Clyde asked if Paul and Neal anticipated additional costs and they said a hot water heater for the family bathroom, a water treatment system and new kitchen equipment. Paul said he could drop their base price bid down \$30,000 to \$717,500 which would be \$776,987 with the two alternates. Paul and Neal stressed the importance of working together and the team effort that is important to a project like this and the group agreed.

**Phi Builders arrived:**

Charlie Frattini represented Phi Builders and started by explaining his background and experience. He explained that he has been on 50 TV shows and encouraged the group to look him up online and that there are no negative reviews. He explained that Phi Builders started 9-10 years ago and Charlie started with them over one year ago in July of 2018. He explained that Phi is a residential builder that would like to expand their commercial work. When asked about Phi's work crew, Charlie said that they have a Commercial Project Manager, 18 field staff (10 carpenters and 8 laborers). When asked who he would use for subcontractors Charlie said the following: Achorn Electric from Warren, Midcoast Energy for plumbing, Tree Works from Rockport, Starbird Concrete for site work, Viking and/or Hammond Lumber. When asked about the schedule for the project. Charlie said he would finish by April 15<sup>th</sup> but might even finish early because he planned on building most of the buildings offsite. When asked about possible additional costs, Charlie said that temporary heat for the concrete could be necessary if the permits were delayed too much – which could get costly. When asked about any cost savings ideas, Charlie suggested that the pergola be built out of pressure treated lumber and possibly the interior framing out of pine. He also suggested that there could be one metal roof and the other two could be asphalt. Sandra asked if

background checks were performed on his crew and he said none for his employees but yes for the subcontractors. Charlie said he did not have a better price to offer because his bid was already low and right where it should be.

After meeting with both bidders, the Commissioners decided to think about the discussions and make a final decision at the next Parks Meeting on September 17<sup>th</sup>.

**Public Comments:**

Clyde made a motion to end the meeting at 8:50, Sandra seconded, and motion carried.

**Meeting adjourned** at 8:50 p.m.