



# THE CITY OF AUGUSTA

WILLIAM R. BRIDGEO  
CITY MANAGER

TO: Mayor and City Council  
FROM: Bill Bridgeo  
RE: Administrative Report  
DATE: October 11, 2016

## Meetings:

There is a meeting of the Planning Board tonight at 7:00 p.m. in Council Chambers. Agendas have been distributed in previous Council Packets.

The City Council will hold an Informational Meeting in Council Chambers on Thursday, October 13, 2016 beginning at 6:30 p.m. Agendas are included in Council Packets.

## Other Items:

Enclosed with this report, you will find an up-to-date project budget report for the Lithgow Library restoration and expansion project, as recently prepared for me by Ralph St. Pierre. As you know, the project was finished (except for a few loose ends) ahead of schedule and under budget. In my experience with capital projects like this, I have always found it prudent to refrain from finally closing out the project for a period of time (usually a year or so) as inevitably there are unexpected items that arise that should be addressed. On a project this size, I believe that maintaining an unexpended balance of about \$80,000 (\$83,194 to be exact based on Ralph's report) would be appropriate. By way of example, there has been an issue related to the capacity of the HVAC circulating pumps and the only true test of their adequacy will be employing them through the different seasons. If different or additional equipment is ultimately needed (and if it is not the responsibility of someone other than the City) that corrective measure would be funded out of these unexpended funds. The same would be true if maintenance of the new space turned out to suggest that specialized equipment would be cost-effective.

Even taking into consideration holding back some project funds for future unforeseen contingencies, there will be a balance remaining in the project budget of \$300,000. Mindful of the City Council's 2016 goal to actively support the effort to restore and reopen the Colonial Theater, I recommend that you give serious consideration to offering that money in the form of a challenge grant to the organizers and supporters of the Colonial Theater project as they strive to achieve their stated goal of a \$6 million restoration project. My idea would be that the City's contribution be disbursed only when all the funding necessary to proceed has been secured.

I have had the opportunity to discuss this idea with several of the leaders of the Library fundraising initiative and they fully endorse this. They believe, as I do, that the next big step for our City is to ramp up the emphasis on revitalizing our downtown and in particular creating a first-

class performing arts venue in the midst of it. Although money is fungible, recall that at a time when the community was being asked to step up and support restoring and expanding the library, the Council set aside \$500,000 from the unassigned fund balance as an incentive. Because of the great success of the community library fund-raising project, most of that \$500,000 did not need to be tapped into and remains available for this purpose.

Of course, the argument can be made that this balance of funds ought to be returned to the general fund balance and that is certainly a reasonable position. However, I am personally convinced that downtown Augusta is poised to enjoy a renaissance that will put it on a par with a handful of New England cities and that will, in the years to come, result in a financially healthy and vibrant status. Downtown housing is coming; waterfront redevelopment is coming; and more city wide commercial expansion is coming. To me, the long hoped for saving of the theater and the stimulus it will generate is the one big thing that Augusta can do to keep the momentum accelerating. As we learned from the library fund drive, a significant number of major gift donors waited to see whether the City was going to be an active participant in the fund-raising effort before they made their commitments. The Colonial Theater organizers are hearing the same message from prospective contributors.

One need only visit the communities in the region that have invested in arts venues like Colonial Theater (Rockland and Bar Harbor here in Maine, Northampton, Massachusetts and Burlington, Vermont to mention just a few) to appreciate their contribution to the vitality of their communities. I look forward to discussing this possibility with you at Thursday's informational meeting where we will hear a progress report from Richard Parkhurst and the supporters of the project.

While we are on the topic of revitalizing downtown Augusta, a few months ago, the Augusta Downtown Alliance approached City staff with a program proposal designed to stimulate redevelopment of downtown buildings, especially the creation of more housing units. I asked City staff (Ralph, Matt Nazar, Keith Luke and Dan Nichols) to work with the ADA to craft a program that would conform to prudent City fiscal policies and meet their program desires. That proposed program is laid out in a memorandum to me from Keith Luke. It would be funded by using a remaining \$50,000 balance from a business development and retention account that Council authorized a number of years ago. That program was initially capitalized by Council at \$100,000 with \$25,000 going to assist a large engineering firm (E-Pro) in their efforts to relocate within the City and \$25,000 for a pump station for the Fieldstone Place housing sub-division.

Kennebec Savings Bank has stepped up to partner with the City and ADA on the low-interest loan component of this proposal. The ideas associated with all three elements of what's proposed are drawn from successful downtown stimulus projects from around the country. I've asked staff to structure the proposals in such a way as to make them adaptable to using TIF funding should they prove so successful that they exhaust the \$50,000 in available business development funds and Council wishes in the future to continue them.

In line also with Council goals, please find a draft of a complete streets policy prepared with input from several senior staff members and coordinated and drafted by Matt Nazar (as well as some correspondence directed to you on this topic from the Bicycle Coalition of Maine).

Also, please find in your package, a copy of a letter going out to property owners within the vicinity of the Hatch Hill Landfill regarding some well water testing that we will be offering them as part of our MDEP licensing and compliance policies. As the letter indicates, we routinely do this every ten years or so and it is now time to do it again. I want you to be aware of this in case you should be contacted by a constituent.

Copy: Department and Bureau Directors  
Augusta Legislative Delegation

**Lithgow Library Budget  
Renovation/Expansion Budget  
Revised 09/30/2016**

**Revenues**

Referendum Bond	\$8,000,000
Donation Capital Campaign	2,202,560
Assigned fund balance	500,000
Bond Refinancing Transfer (reloc)	370,000
Friends Stain Glass	116,000
Interest income	25,652
Transfer from Other funds	115,812
<b>Total Revenues</b>	<b><u>\$11,330,024</u></b>

**Expenses**

Construction Estimate ( GMP)**	\$8,746,119
Detection System	\$8,650
#2 Heating fuel/propane gas	\$16,878
Electricity	\$12,041
Water	\$6,373
Sewer/Storm water	\$2,789
Custodial Equipment	\$13,140
Technology	\$35,260
Builders Risk	\$3,856
Pleasant St Improvements	\$126,500
Library Relocation lease	\$267,750
Library Relocation moving	\$70,185
Utility relocation	\$122,305
Furniture	\$350,289
Siemens Heating	\$6,500
Miscellaneous	\$351
Permits	\$2,725
Oil tank Removals	\$18,519
Owners Rep	\$77,359
Bartlett lighting consultant	\$500
Woodard & Curran	\$44,839
Commissioning Agent	\$63,868
City Engineer	\$1,975
Advertising	\$477
Preli Legal Services	\$4,700
Building Committee	\$1,363
Architecture & Engineering	\$941,520
<b>Total Expenses</b>	<b><u>\$10,946,830</u></b>

**Excess Revenue Over/(Under) Expenses**                      **\$383,194**

**Construction Estimate ( GMP)\*\*** **\$127,395**  
**J.F. Scott is estimating to return \$127,395**  
**from the GMP based on cost savings**

Service	AFC	Cost To Date	Rem. To Bill	% Complete
00-100 PRECON	9,000	9,000	0	100%
01-100 GC's	633,741	633,741	-0	100%
01-500 GEN REQ	421,239	421,237	2	100%
02-100 SITE	23,584	23,584	0	100%
02-110 S Sitework Subcontra	442,919	437,654	5,266	99%
02-150 S Landscape Subcontr	24,260	23,160	1,100	95%
02-400 INT DEMO	90,337	90,332	5	100%
02-600 EXT DEMO	29,347	29,347	-0	100%
02-680 S Demo Subcontractor	38,700	38,700	0	100%
03-000 CONCRETE	9,466	9,466	0	100%
03-310 S Concrete Subcontra	227,750	227,749	1	100%
04-000 MASONRY	728,946	726,796	2,150	100%
05-110 S Structural Steel Sub	491,251	491,251	0	100%
05-500 MISCELLANEOUS METALS	34,782	34,783	-1	100%
05-510 S Misc Metals Subcon	133,825	133,825	0	100%
06-100 INTERIOR ROUGH CARPENTR	157,323	157,323	-0	100%
06-300 BUILD SHELL/EXTERIOR	19,332	19,332	-0	100%
06-410 S Millwork Subcontract	391,347	391,347	0	100%
06-500 INTERIOR FINISH CARPENT	13,434	13,434	-0	100%
06-600 EXTERIOR FINISH CARPENT	29,480	29,481	-1	100%
07-000 MOISTURE PROTECTION	24,928	24,931	-3	100%
07-110 S Waterproofing	83,330	82,150	1,180	99%
07-200 S Thermal Insulation	2,209	2,209	-0	100%
07-510 S Roofing Subcontract	334,740	334,740	0	100%
07-710 S Fireproofing Subco	14,738	14,738	0	100%
08-000 DOORS AND WINDOWS	144,841	105,126	39,715	73%
08-110 S Door, Frame, HW Suub	226,836	220,751	6,085	97%
08-810 S Glass and Al subcontr	174,442	180,527	-6,085	103%
09-000 FINISHES	2,513	2,513	0	100%
09-210 S GWB Subcontracts	380,071	380,071	0	100%
09-510 S ACT Subcontracts	166,265	166,265	0	100%
09-610 S Flooring Subcontract	182,264	182,264	0	100%
09-910 S Painting Subcontra	70,100	70,100	0	100%
10-000 SPECIALTIES	1,290	1,290	0	100%
10-710 S Int. Sign Subc	8,912	8,912	0	100%
11-000 EQUIPMENT	16,058	230	15,828	1%
12-000 FURNISHINGS	17,116	15,547	1,569	91%
13-100 SPECIAL CONSTRUCTION	4,551	6,836	-2,285	150%
14-000 CONVEYING SYSTEMS	137,488	137,488	0	100%
15-110 S PHVAC Subcontracts	1,362,611	1,357,587	5,024	100%
15-300 S Sprinkler sub	111,172	111,172	0	100%
16-000 ELECTRICAL	1,070	1,070	0	100%
16-110 S Electrical Subcont	1,005,221	1,005,221	0	100%

	<u>AFC</u>	<u>Cost To Date</u>	<u>Rem. To Bill</u>	<u>% Complete</u>
40-000 CONTINGENCY (REMAINING)	127,395		0	0%
50-000 BONDING AND FEES	68,630	63,558	5,072	93%
60-000 FEES	252,260	252,260	0	100%
90-000 CHANGE PROPOSALS	2,400	2,399	1	100%
<b>TOTAL</b>	<b>8,873,514</b>	<b>8,671,496</b>	<b>66,101</b>	<b>98%</b>

Original CM Contingency	\$ 235,010	
Contingency Allocated	\$ 107,615	46%
Remaining Contingency	\$ 127,395	54%

Contract Value Through CO 006	\$ 8,873,514
Changes Priced, not yet in CO	\$ -
Changes Pending Decision	\$ -
Other Potential Changes	\$ -
<b>Total Potential AFC</b>	<b>\$ 8,873,514</b>

<b>Savings Projections</b>	<u>In Budget:</u>	<u>Proj. Cost/Compl:</u>	<u>Savings:</u>
REMAINING JOB LABOR:	\$0	\$0	\$0
CONTINGENCY:	\$ 127,395	\$0	\$127,395
			<b>TOTAL: \$127,395</b>
<b>PROJECTED FINAL CONTRACT VALUE:</b>			<b>\$ 8,746,119</b>

# City of Augusta Maine

October 11, 2016

Memo to: Bill Bridgeo  
City Manager

From: Lesley Jones, P. E. *Lesley Jones*  
Director of Public Works

RE: Hatch Hill Solid Waste and Recycling Facility  
2016 Residential Well Testing Program

The City has operated the Hatch Hill Landfill out on South Belfast Avenue since the 1950's. Both ground and surface water quality monitoring are required as part of our Maine Department of Environmental Protection (MDEP) approved license to operate that facility. Each year water quality testing is conducted in April, July and October. The results are analyzed and an annual report is submitted to the MDEP.

Back in 1994 and 2003 the City completed residential well testing programs. As part of being a good neighbor, and as it has been over a decade since the last residential program was conducted, it is timely to do another one. Both the Maine Department of Environmental Protection (MDEP) and Woodard and Curran, the City's landfill consultant for the past 16 years (and also a highly respected environmental engineering firm) were actively involved in these programs as they are with this one. Results from both the 1994 and 2003 programs provided assurance to landfill abutters that their drinking water was not affected by the landfill operation. It is anticipated that the 2016 well testing program will again confirm that landfill operations are not affecting private drinking water supplies.

The following is an outline of the 2016 well testing program (very similar to the two previously done).

- The attached letter will be sent to all the sixteen (16) properties that participated in the 2003 program, asking them to participate in this well testing program.
- The parameter list for testing purposes will be the same as the one used in 2003. This list is very similar to the Detection Parameter list contained in the MDEP Solid Waste Management Regulations and is used for several of the monitoring wells located on the Hatch Hill property.
- Katahdin Analytical Services from Scarborough will collect the samples from the homes and perform the laboratory analysis. Katahdin is currently under contract with the City to sample the ground and surface water samples at Hatch Hill. They also routinely sample residential wells as part of their business and they will contact the homeowners directly to schedule a time to do the sampling.

- The proposed schedule is as follows:
- Send letter to residents requesting their participation in the program– week of October 17, 2016
  - Collect contact information from residents and schedule times to collect the water samples – Katahdin has this tentatively scheduled for Thursday, November 10, Friday, November 11 and Monday, November 14, and will coordinate scheduling directly with residents.
  - Review water testing results from the lab, compile data and prepare a brief memorandum summarizing the results - Mid December to early January. Please note that it generally takes about 30 days from the date the sample is collected for laboratory reports to be sent to the client (City of Augusta) for review and that additional time will be required to conduct the review and prepare the summary of results.
  - Send a letter to each resident with results of water sampled from their well- Mid-January
  - Determine further course of action, as needed -February

cc: Richard Heath, Senior Environmental Hydrogeologist  
MaineDEP Division of Technical Services

Randy Tome, Senior Principal, Woodard and Curran

enc.

October 17, 2016

Sample letter to be sent to residents

RE: Residential Well Testing Program

Dear *Resident*,

Water quality monitoring has been ongoing at the Hatch Hill Landfill since the 1980s, as required by Hatch Hill's operating license with the Maine Department of Environmental Protection (MDEP). In 2003, the City of Augusta completed a residential well testing program, which consisted of sampling the private wells of sixteen residential wells located in the vicinity of the Hatch Hill Facility. This 2003 program was a follow-up to the residential well testing program completed in 1994. The results of both the 1994 and 2003 testing showed that the landfill was not affecting residential drinking water supplies.

Since over ten years has passed since the last time residential wells were tested, it was decided that this fall was a good time to complete another round of sampling. Your residential well has again been selected to be included in the program. Please note that there is no reason for concern regarding the quality of your drinking water and selection of your well is based solely on the fact that it was included in the 2003 testing program. In order for the City to get a complete picture of the water quality in the surrounding area, we are encouraging you to participate again this year. The testing will be done at no cost to you and the test results for your well will be provided to you. Further, it will only take a few minutes to collect the sample and we will schedule that collection at your convenience.

The intent of this testing is to reaffirm that off-site water quality remains unaffected by landfill operations. This type of investigation is a routine procedure for municipal solid waste landfills and will result in up-to-date residential water quality data for comparison to the previous sampling data and current drinking water standards. The data will also be presented to the MDEP for their review and assessment.

Thank you for your attention to this matter. I have asked Katahdin Analytical Services, who will be conducting the testing, to tentatively schedule some time on November 10, November 11, and November 14, 2016, to go to residences and collect samples. Please call me at 207-626-2435 **no later than October 28, 2016**, to confirm your participation or if you have any questions or concerns that you would like to discuss in more detail.

Sincerely,

Lesley Jones, P. E.  
Director of Public Works

cc: William Bridgeo, City Manager