

South Portland City Council
Position Paper of the City Manager

Subject:

ORDER #38-17/18 – Award of Bid #17-18 to LGR1, Inc., of Lowell, MA, for Roof Repairs and Sealant of the Outside Walls at the Redbank Community Center. Passage requires majority vote.

POSITION:


This FY2018 Capital Improvement Program included \$270,000 for upgrades at the Redbank Community Center.

The bid was advertised and mailed to 150 plus vendors and, was opened on July 27, 2017 for this project. The City received one bid from LGR1, Inc., of Lowell, MA, in the amount of \$68,000 and it meets specifications.

Included is a memorandum from Parks and Recreation Director Kevin Adams outlining this item in greater detail. Kevin will be at Monday's meeting to answer any questions.

REQUESTED ACTION:

Council passage of ORDER #38-17/18.



City Manager



Parks, Recreation & Waterfront
21 Nelson Rd
South Portland, Maine
04106

MEMORANDUM

To: Scott Morelli, City Manager

From: Kevin Adams, Director of Parks, Recreation, and Waterfront

Date: August 1, 2017

Re: Recommendation of Award of Bid for Redbank Community Center Improvements – Roof and Sealant Repairs Project - Funded through CDBG

The Department of Parks, Recreation, and Waterfront requests the award of bid, (bid # 17-18) to LGR1 Inc, of Lowell, Massachusetts, for roof repairs and waterproof sealant of entire building, as part of the Redbank Community Center Improvements project be placed on the City Council meeting agenda.

BACKGROUND: The Parks, Recreation and Waterfront Department had been seeking to construct an addition onto the Redbank Community Center. This project has been in the planning and development stages for a few years. In March of 2017, it was the council's will to not add an additional \$470,000 to the Capital Improvement Program budget to have the project move forward. However, there is still \$270,000 in Community Development Block Grant funding to be spent on this facility that serves the residents of this neighborhood, as well as other programming for the community.

The existing facility was opened in 1998, and consists of a gym, a small multi-purpose room and a kitchen. The facility houses a teen center, Teen Extreme Summer Camp, youth basketball practices and games, senior cribbage games, gym and party rentals, monthly community dinners, as well as meetings and other recreation department and local organization programs.

Many of the amenities in the facility are outdated, and in need of repair.

Requests For Proposals were advertised and sent to over 150 contractors (for all 5 projects). There was One (1) company that bid on this project.

PROPOSALS: LGR1 Inc will install 2000 linear ft of peel and stick over all seams on existing roof, install 500 linear ft of peel and stick on all edge metal, re-flash all units and projects, re-caulk as required, install caulking as needed on masonry joints with backer rod, waterproof entire building with masonry sealer. This project will be funded through Community Development Block Grant funding which was previously approved to fund multiple renovation projects at the Redbank Community Center.

The City Purchasing Agent held a bid opening as scheduled on July 27, 2017. One (1) bidder responded. LGR1 Inc was the lone bidder on this project

RECOMMENDATION: The bid has been reviewed and meets all specs, and requirements for the project and the Community Development Block Grant program. The city of South Portland's Department of Parks, Recreation, and Waterfront recommends the award of bid of **\$68,000.00** to LGR1 Inc of Lowell, Massachusetts for bid #17-18 to complete the Roof Repair and Sealant project at the Redbank Community Center

I will be at the City Council meeting on August 21, 2017 to answer any questions.

Encl: (1.) Completed Proposal from LGR1 Inc
(2.) 0 Competing Bids
(3.) Bid #17-18



CITY OF SOUTH PORTLAND

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At Large
Maxine R. Beecher

At Large
SUSAN J. HENDERSON

**IN CITY COUNCIL
ORDER #38-17/18**

ORDERED, that award of Bid #17-18 be and hereby is made to LGR1, Inc., of Lowell, MA, in the amount of Sixty-eight thousand dollars (\$68,000) for Roof Repairs and Sealant of the Outside Walls at the Redbank Community Center.

\$68,000 shall be charged to CIP18 Redbank Community Center Expansion Account # 211565-651828-17560.

Fiscal Note: \$68,000

Dated: August 21, 2017