

Owls Head, South Thomaston, and Thomaston



Solid Waste Corporation

OHSTT Solid Waste Board of Directors Three Town Informational Meeting Via Zoom Conference Approved Minutes Friday, February 11, 2022

Present: Bruce Colson (OH), Gordon Connell (ST), Ronnie Porter (T), Walter Reitz (ST), Zel Bowman-Laberge (T), Paul Rosen (OH)

Selectmen: Gordon Page (OH), Linda Post (OH), Jeff Northgraves (ST), Diane Giese (T), Peter Lammert (T), Sandra Moore (T)

Guests: Scott Johnson (Thomaston Recycling, Inc.), Mandy Marriner Everett (Thomaston Code Officer), Kara George (Thomaston Town Manager)

6:00 PM Meeting called to order.

Bruce Colson introduced the OHSTT Solid Waste Board Members.

Zel Bowman-Laberge presented the history and update of the facility renovation.

The floor was opened for questions and discussion.

Walter Reitz informed the three towns that the OHSTT Board will be moving forward with changing the fiscal year.

Gordon Page commended the OHSTT Board for all their hard work on the renovation project. Jeff Northgraves agreed the Board has done a great job on the renovation project.

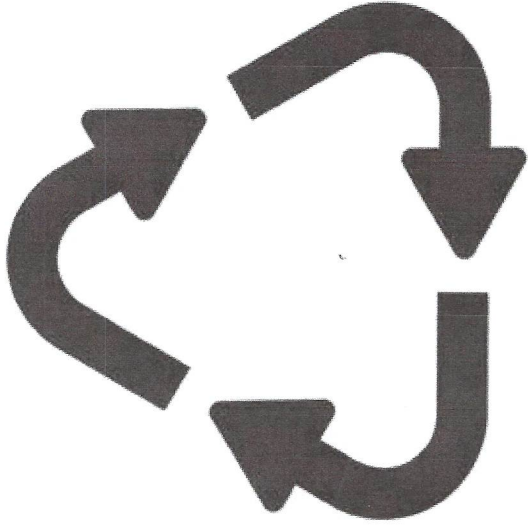
7:07 PM Meeting adjourned.

Respectfully submitted,

Heather-Rae Steeves
Recording Secretary

UPDATE ABOUT THE FACILITY:

- + UPGRADES NEEDED
- + PROPOSED PROJECT + COST
- + NEXT STEPS



OWLS HEAD + SOUTH THOMASTON + THOMASTON
CO-OP TRANSFER STATION

+ UPGRADES NEEDED:

1. NEW COMPACTORS
2. INSTALL TRUCK SCALE TO WEIGH PROPERLY (FOR EFFICIENCY + TO PREVENT OVERWEIGHT FEES)
3. REPLACE + REPAIR FAILING INFRASTRUCTURE
4. IMPROVE SITE DRAINAGE
5. IMPROVE WORK FLOW + UTILIZE COMPACT SITE

WHILE KEEPING FACILITY IN FULL OPERATION

NOTE: ANNUAL FEES ASSOCIATED WITH EXISTING FACILITY CONDITION

+ \$8055 OVERWEIGHT FEES/ YEAR (note: due to lack of scale)

+ \$6000 SEPTIC/ YEAR (note: will be reduced by diverting rainwater with site drainage upgrades)

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CO-OP TRANSFER STATION

+ UPGRADES NEEDED:

(SLIDES FROM 2018 THREE-TOWN BOARD MEETING)

Note the location of TRI's truck. It is working with can 2 and the nose of the truck is at the gate

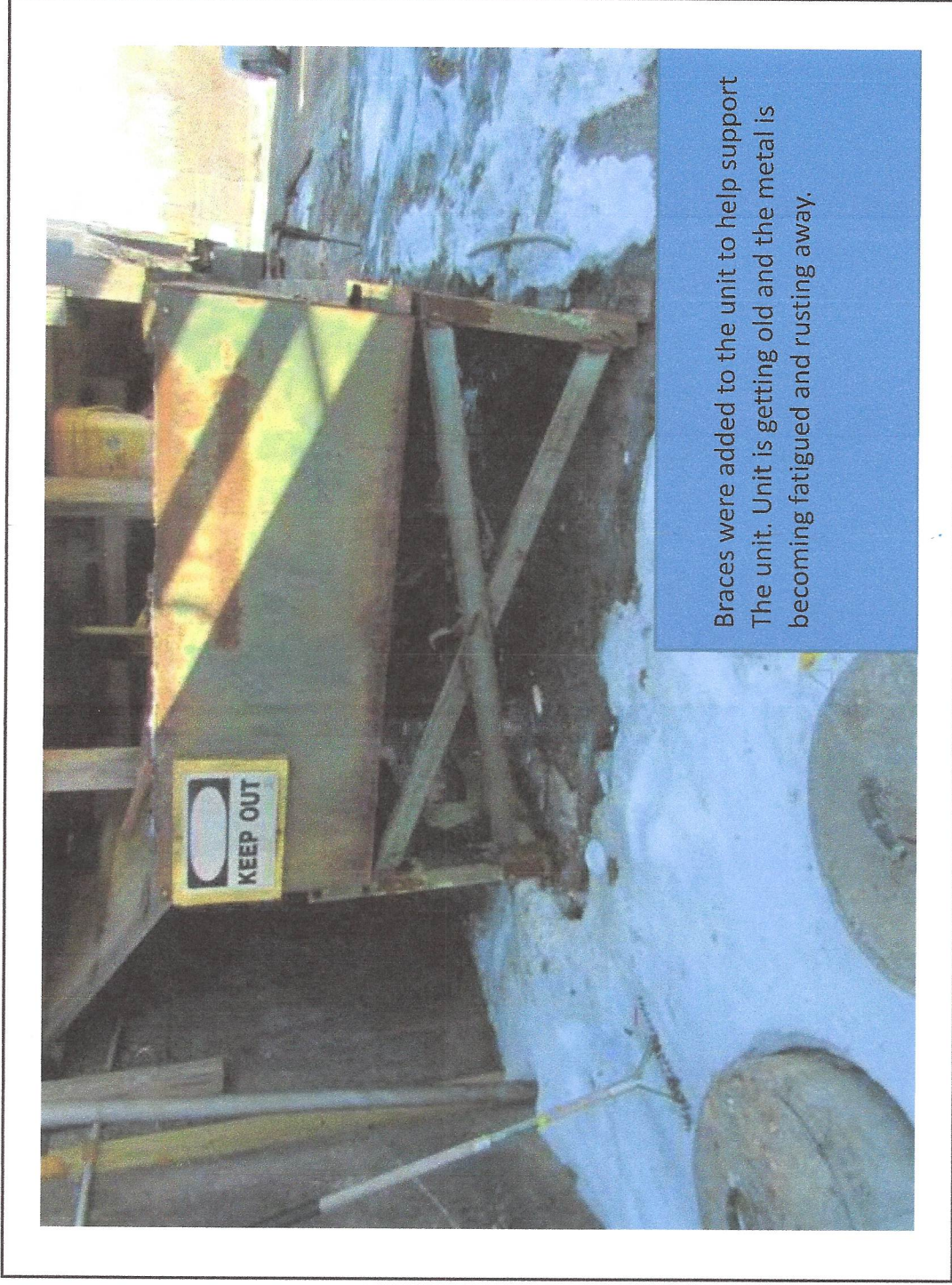


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CO-OP TRANSFER STATION

+ UPGRADES NEEDED:

(SLIDES FROM 2018 THREE-TOWN BOARD MEETING)



Braces were added to the unit to help support
The unit. Unit is getting old and the metal is
becoming fatigued and rusting away.

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CO-OP TRANSFER STATION

FEBRUARY 11, 2022

+ UPGRADES NEEDED:

(SLIDES FROM 2018 THREE-TOWN BOARD MEETING)

Drain basins



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CO-OP TRANSFER STATION

FEBRUARY 11, 2022

+ UPGRADES NEEDED:

(SLIDES FROM 2018 THREE-TOWN BOARD MEETING)

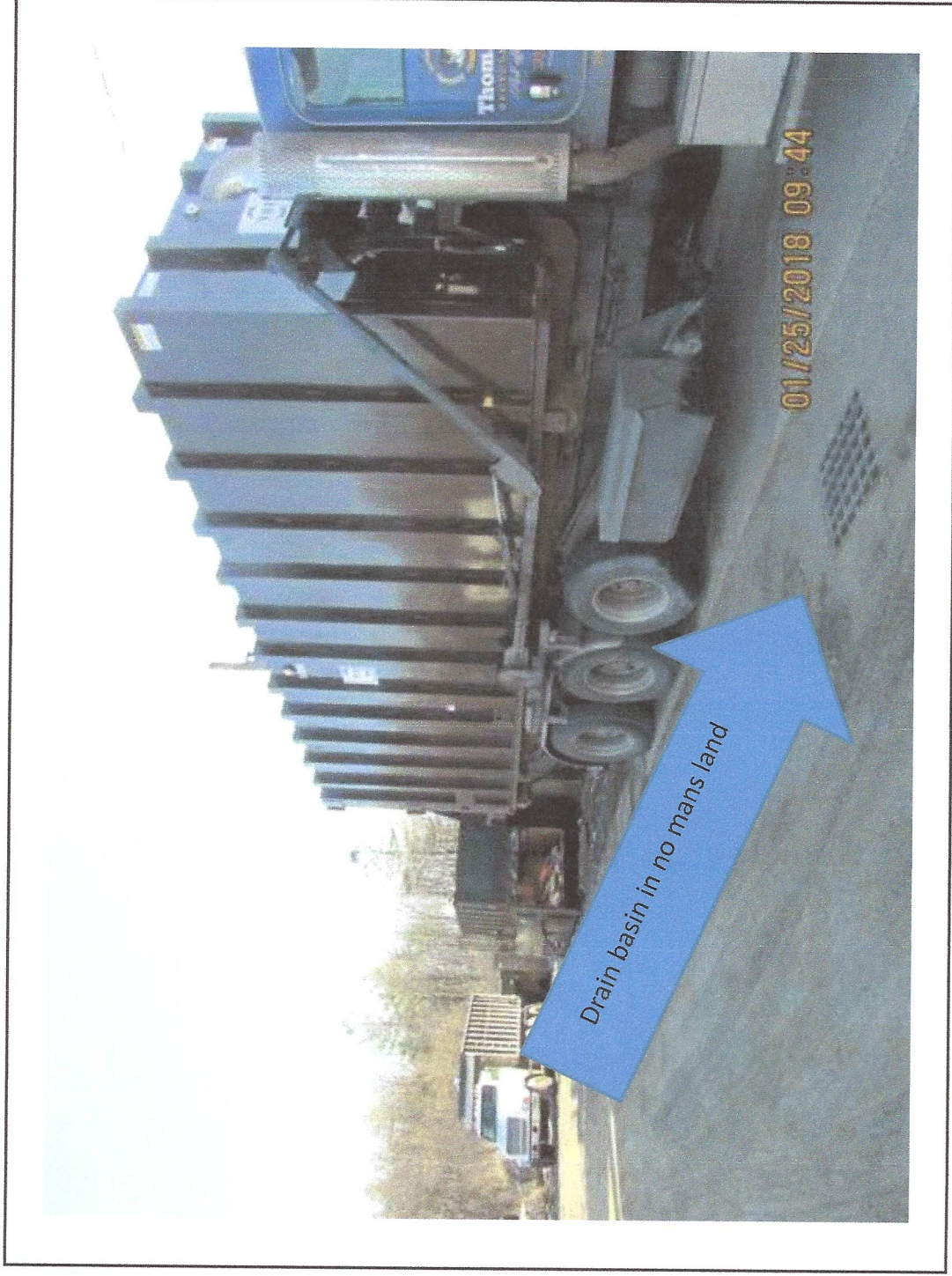


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CO-OP TRANSFER STATION

+ UPGRADES NEEDED:

(SLIDES FROM 2018 THREE-TOWN BOARD MEETING)



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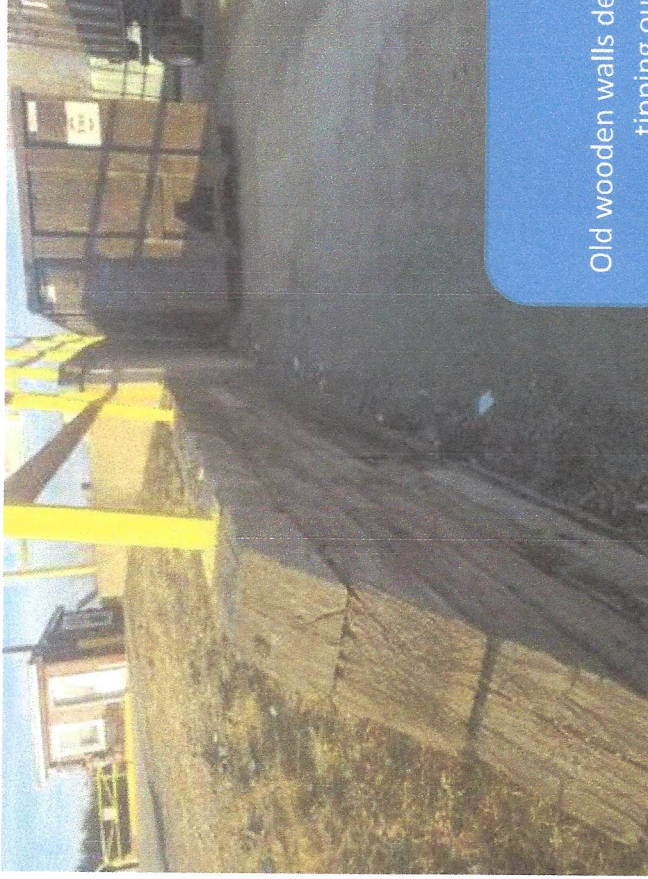
CO-OP TRANSFER STATION

FEBRUARY 11, 2022

+ UPGRADES NEEDED:

(SLIDES FROM 2018 THREE-TOWN BOARD MEETING)

Retainer wall failures



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CO-OP TRANSFER STATION

+ UPGRADES NEEDED:

(SLIDES FROM 2018 THREE-TOWN BOARD MEETING)

Retainer wall failures



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CO-OP TRANSFER STATION

FEBRUARY 11, 2022

+ UPGRADES NEEDED:

(SLIDES FROM 2018 THREE-TOWN BOARD MEETING)

Wooden structures rotting out



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CO-OP TRANSFER STATION

FEBRUARY 11, 2022

PROPOSED PROJECT + COST:

1. NEW COMPACTORS (EQUIPMENT ALREADY PURCHASED - STORED IN THOMASTON)
2. INSTALL TRUCK SCALE (EQUIPMENT ALREADY PURCHASED - STORED IN THOMASTON)
3. REPLACE + REPAIR FAILING INFRASTRUCTURE
4. IMPROVE SITE DRAINAGE
5. IMPROVE WORK FLOW + UTILIZE COMPACT SITE

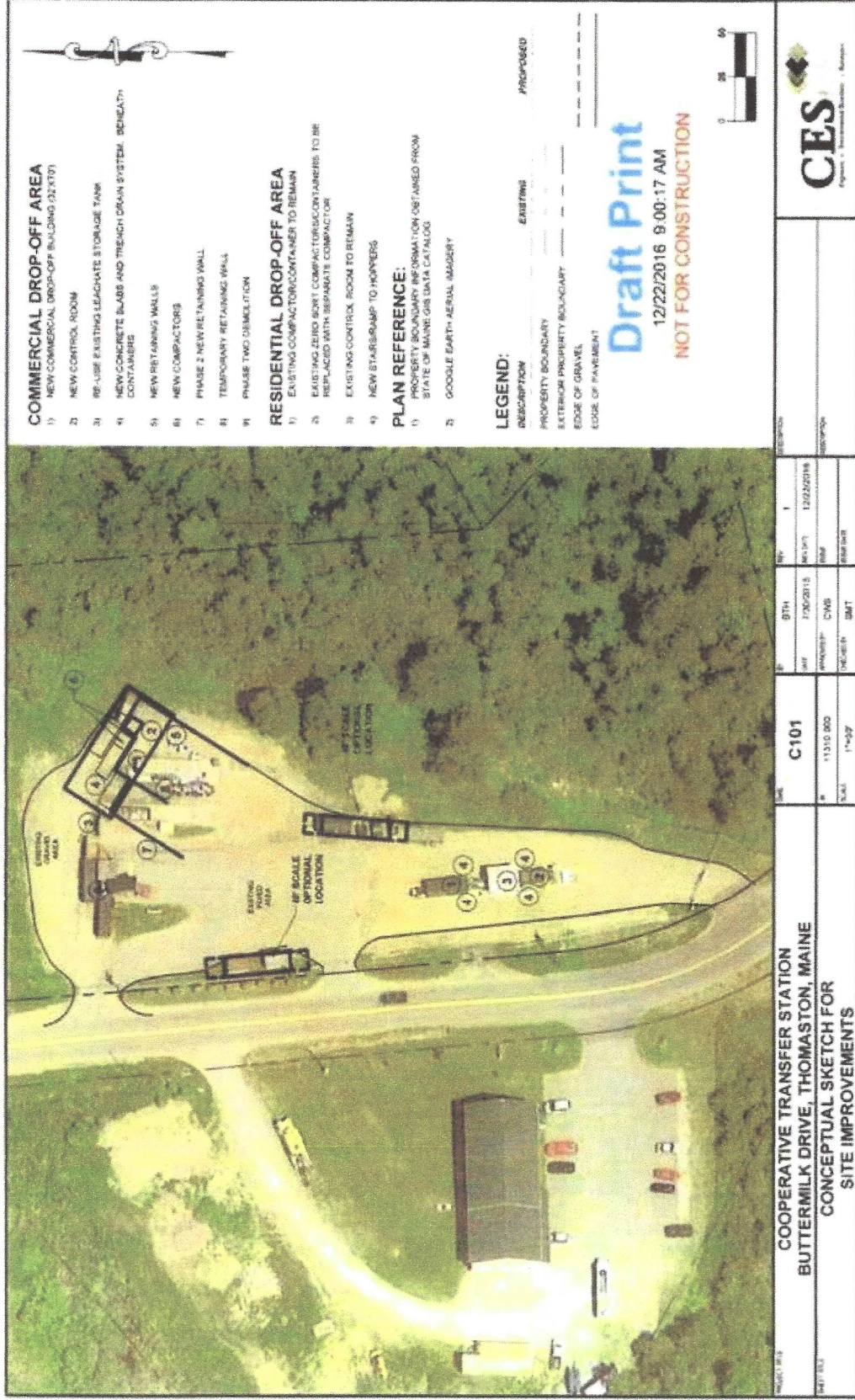
WHILE KEEPING FACILITY IN FULL OPERATION

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CO-OP TRANSFER STATION

PROPOSED PROJECT + COST:

THE PROJECT TIMELINE:
2015-2020 ENGINEERING + DESIGN WORK



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CO-OP TRANSFER STATION

PROPOSED PROJECT + COST:



THE PROJECT TIMELINE:
2016 COST BREAKDOWN

COOPERATIVE TRANSFER FACILITY						
COMMERCIAL DROP-OFF AREA IMPROVEMENTS						
Draft Most Probable Cost Breakdown						
December 22, 2016						
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL		
TRANSFER STATION IMPROVEMENTS - COMMERCIAL DROP-OFF						
New Isolated Footings	8	EA	\$ 1,000.00	\$ 8,000.00		
New Frost Wall	160	LF	\$ 300.00	\$ 48,000.00		
New Pre-Engineered Building Shell	2240	SF	\$ 50.00	\$ 112,000.00		
New R.J-550 Compactor/Hopper	3	EA	\$ 55,000.00	\$ 165,000.00		
New Stairs/railing	1	EA	\$ 4,000.00	\$ 4,000.00		
New Trench Drain System	2	EA	\$ 2,500.00	\$ 5,000.00		
New Hose Bib	2	EA	\$ 250.00	\$ 500.00		
New Lighting and Power	2240	SF	\$ 12.00	\$ 26,880.00		
SITE IMPROVEMENTS - COMMERCIAL DROP-OFF						
Site Preparation, Temporary Erosion Control	1	Acre	\$ 2,000.00	\$ 2,000.00		
Demo Existing Structure/Retaining Walls	1	LS	\$ 25,000.00	\$ 25,000.00		
New Concrete Retaining Wall	210	LF	\$ 500.00	\$ 105,000.00		
New Concrete Slabs	650	SF	\$ 8.00	\$ 5,200.00		
Common Excavation	3,350	CY	\$ 10.00	\$ 33,500.00		
Structural Fill	550	CY	\$ 25.00	\$ 13,750.00		
Geotextile	370	SY	\$ 2.00	\$ 740.00		
18" Gravel Subbase	1,860	CY	\$ 25.00	\$ 46,500.00		
6" Gravel Base	620	CY	\$ 28.00	\$ 17,360.00		
4" Pavement	3,720	SY	\$ 23.00	\$ 85,560.00		
6" Sewer Line	60	LF	\$ 50.00	\$ 3,000.00		
Striping and Marking	1	LS	\$ 1,000.00	\$ 1,000.00		
Loam, Seed and Mulch	1	LS	\$ 2,500.00	\$ 2,500.00		
CONSTRUCTION SUBTOTAL				\$ 710,490.00		
GENERAL CONDITIONS						
General Conditions	5%	%	\$ 710,490.00	\$ 35,524.50		
Contingency	20%	%	\$ 710,490.00	\$ 142,098.00		
Engineering/Permitting	10%	%	\$ 710,490.00	\$ 71,049.00		
Construction Quality Assurance	10%	%	\$ 710,490.00	\$ 71,049.00		
PROJECT TOTAL				\$ 1,030,210.50		

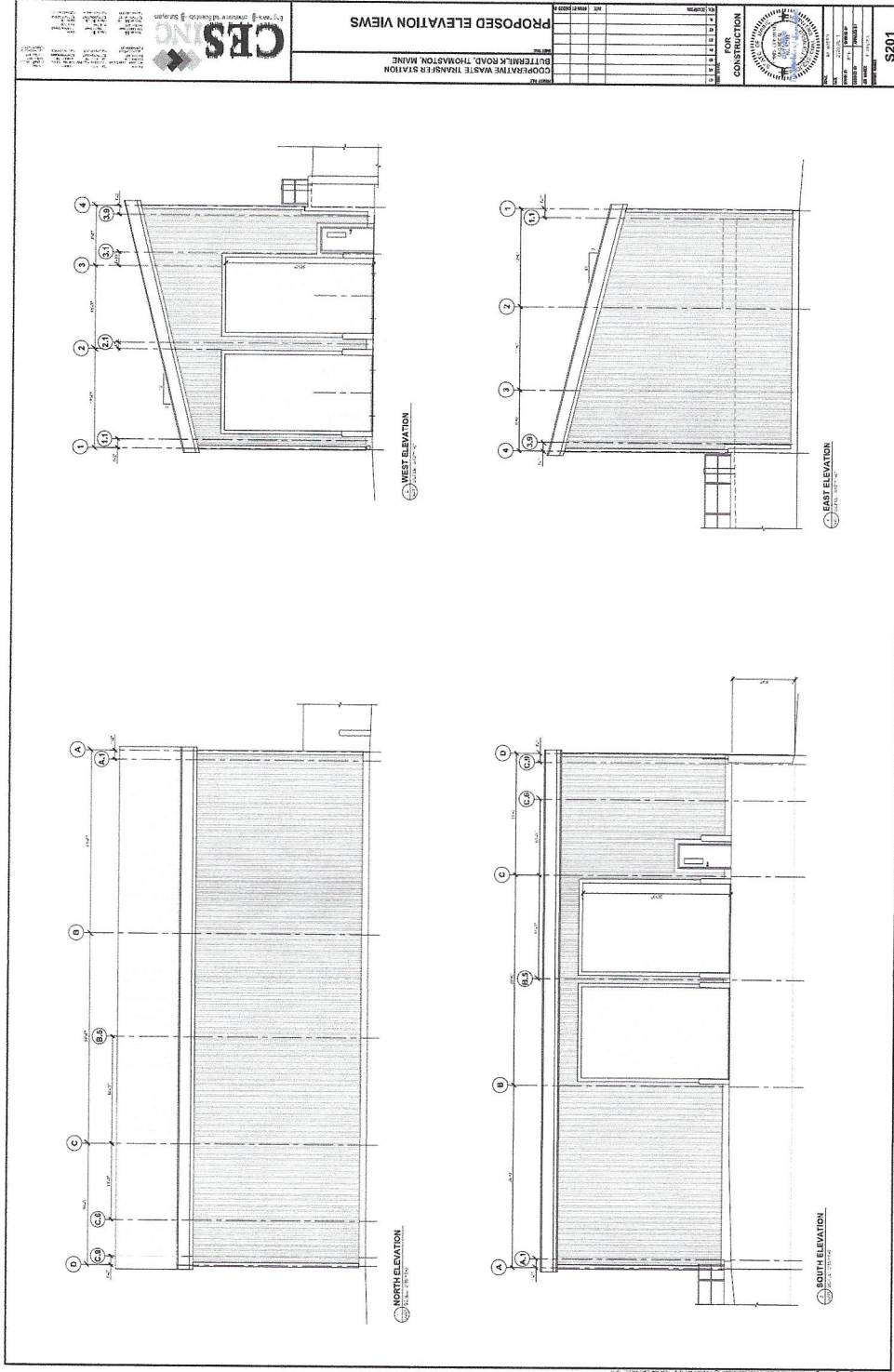
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CO-OP TRANSFER STATION

FEBRUARY 11, 2022

PROPOSED PROJECT + COST:

THE PROJECT TIMELINE:
2020 CONSTRUCTION DOCUMENTS FINISHED



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CO-OP TRANSFER STATION

FEBRUARY 11, 2022

PROPOSED PROJECT + COST:

THE PROJECT TIMELINE:

2020 NOTICE OF AWARD TO LOW-BIDDER

SJ WOOD CONSTRUCTION FOR

+ \$970,131.00

and COMPACTORS (purchased directly by OHSTT)

+ \$103,131.00

and SCALE (purchased directly by OHSTT)

+ \$49,665 .00

total: \$1,073,252.00

[\$1,098,296.00 total funding available]

[\$698,296.00 PERC funds + \$400,000 LOAN]

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CO-OP TRANSFER STATION

NOTICE OF AWARD	
Date of Issuance:	December 17, 2020
Owner:	Towns of Owls Head, South Thomaston, and Thomaston
Engineer:	CES, Inc.
Project:	Transfer Station Improvements
Bidder:	S.J. Wood Construction Company, Inc.
Bidder's Address:	P.O. Box 272, Winthrop, Maine 04634
TO BIDDER:	
	Owner's Contract No.: 11310.003
	Engineer's Project No.: Contract Name:

You are notified that Owner has accepted your Bid dated October 20, 2020 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

Towns of Owls Head, South Thomaston, and Thomaston – Cooperative Transfer Station Improvements

The Contract Price of the awarded Contract is: **\$ 970,131.00.**

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Engineer **three**, fully executed by Bidder, copies of the Contract security (e.g., performance and payment bonds) and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **Towns of Owls Head, South Thomaston, and Thomaston, Maine**

By: _____ Authorized Signature

Title: _____

Owner: _____ Authorized Signature

By: _____

Title: _____

Copy: Engineer

EJCOC® C-510, Notice of Award.
Prepared and published 2013 by the Engineers Joint Contract Documents Committee.
Page 1 of 1

FEBRUARY 11, 2022

PROPOSED PROJECT + COST:

THE PROJECT TIMELINE:
2022 COST INCREASES

BASED ON THE CONSTRUCTION CLIMATE OF 2022
SJ WOOD CONSTRUCTION BID INCREASED TO

+ \$1,300,000.00 (approx.) ?

SO WE ASKED OUT ENGINEERING TO LOOK INTO
VALUE-ENGINEERING OPTIONS FOR THE PROJECT
INCLUDING A WOOD FRAME BUILDING AND MODULAR
SITE WALL CONSTRUCTION

WE WERE UNABLE TO WORK WITH THE CONTRACTOR
TO REDUCE THE COST SO WE WORKED BLANE CASEY WHO WERE ABLE
TO WORK WITH OUR ENGINEER TO GET THE PRICE DOWN TO:

+ \$1,290,875.00

**BUT WE ARE STILL OVER BUDGET
WITH THIS PROJECT....**

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CO-OP TRANSFER STATION



PROPOSED PROJECT + COST:

THE PROJECT TIMELINE:

2022 CURRENT PROJECT COST BREAKDOWN:

BLANE CASEY BID:

+ \$1,290,875.00

and COMPACTORS (purchased directly by OHSTT)

+ \$103,131.00

and SCALE (purchased directly by OHSTT)

+ \$49,665.00

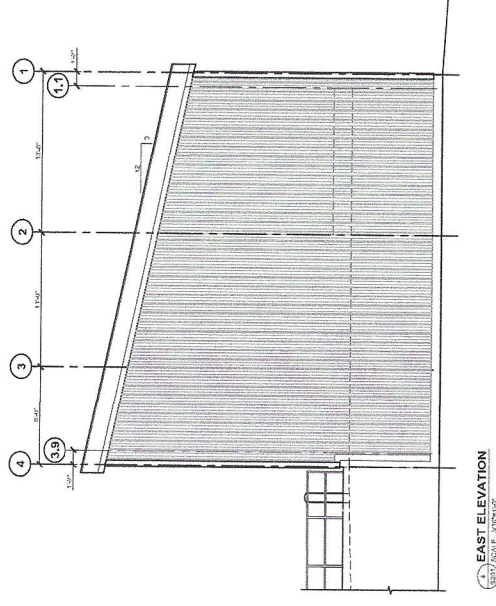
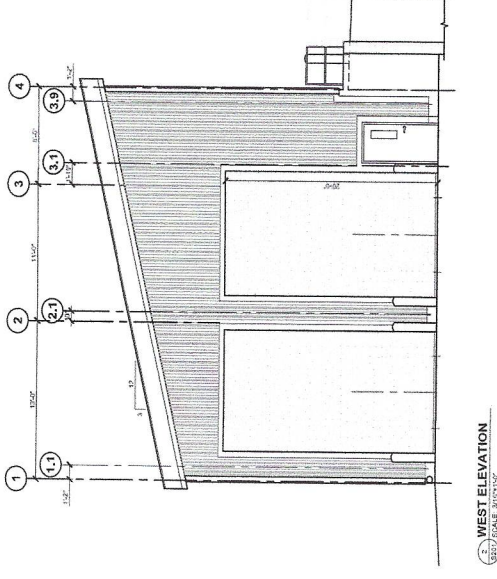
and ENGINEERING FEES (CONSTRUCTION ADMIN)

+ \$38,500.00 (approximate)

total: \$1,482,171.00

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CO-OP TRANSFER STATION



PROPOSED PROJECT + COST:

THE PROJECT TIMELINE:

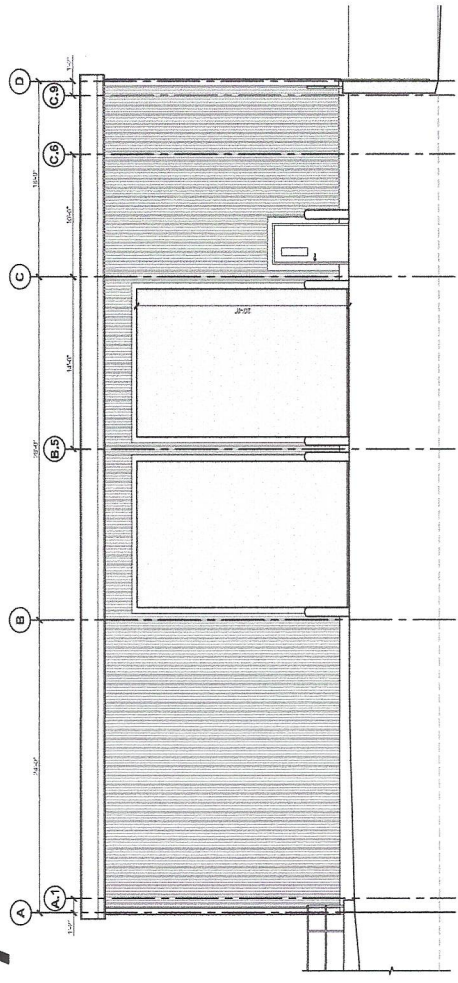
2022 CURRENT PROJECT COST BREAKDOWN, con't:

total project cost: \$1,482,171.00

total project cost remaining: \$1,329,375 (compactor + scale already paid for)

total funding remaining: \$1,245,222.00

**total required funding: +\$84,153
+ construction contingency**



4 SOUTH ELEVATION
2022 02 11 10:11 AM

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CO-OP TRANSFER STATION

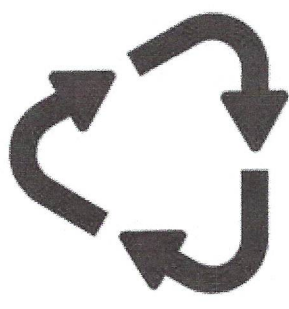
FEBRUARY 11, 2022

NEXT STEPS:

- + THIS MEETING TO REVIEW THE PATH OF THIS PROJECT**
- + HOW DO WE MOVE FORWARD TOGETHER:**
 - + CONTINUE WITH THE PROJECT AS DESIGNED WITH EXTRA FUNDING?**
 - + REDESIGN THE PROJECT, REDUCING SCOPE?**
 - + INCREASE THE BORROWING CAPACITY OF THE CO-OP?**
- + OTHER SUGGESTIONS?**
- + QUESTIONS?**

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CO-OP TRANSFER STATION



FEBRUARY 11, 2022