



Town of Windham
Office of the Town Manager
8 School Road
Windham, ME 04062

Barry A. Tibbetts, Town Manager
batibbetts@windhammaine.us

207.892.1907 voice
207.892.1910 fax

MEMORANDUM

To : Town Council
From : Barry A. Tibbetts, Town Manager
Date : December 17, 2020
Re : Police Renovation and New Fire Station at 375 Gray Road

The RFP for the Police Renovation and new Fire Station was released in late October after the Town had extensively worked with William Gatchell of Harriman Associates. William has been extremely helpful in guiding the staff to develop a project that meets our current and future needs.

We had a total of seven very qualified firms submit proposals based on the released RFP. After careful review, analysis, and an interview, the Review Committee composed of:

David Nadeau, Chair
Chris Hanson, Code Enforcement Director
Mark Arienti, Town Engineer
Brian Morin, Facilities Supervisor
Kevin Schofield, Police Chief
Brent Libby, Fire-Rescue Chief
Bill Andrew, Police Captain
William Gatchell, Architect, Harriman Associates

concluded unanimously that Great Falls Construction met all the components necessary to fulfill the RFP that was issued. The recommendation is to award the contract to Great Falls Construction for a total not to exceed price of \$4,300,000. This is a guaranteed maximum price not to exceed.

Committee members will be available at the Council meeting.

The funding would use \$3,600,000 from the Town Meeting bond approval and \$700,000 from reserves in the General Fund Balance. The usage of these monies does not affect the mil rate. The contract with Great Falls would be in stages, \$3,600,000 in June from the Town Meeting using reserve monies. The increase in the project pricing over \$3,600,000 is the direct result of product/equipment increases.