

IN TOWN COUNCIL
DEXTER, MAINE

ORDER A2023-05

FEBRUARY 9, 2023

BE IT ORDERED, that the Dexter Town Council, pursuant to Chapter 2, Administration; Article VII Sec. 2-192 of the Dexter Code of Ordinances, hereby extends until March 13, 2023 the time period for owners of record and lien holders to bring their accounts current. Owners of record and lien holders are required to make full payment of all property taxes and costs assessed against properties that have tax liens that mature on February 10, 2023. Municipal Quit Claim deeds will be issued at the April 13, 2023 meeting on properties that have satisfied full payment of their taxes. Action will be taken to dispose of any remaining properties with outstanding tax balances with matured liens.

Filed February 09, 2023
CHARLES ELLMS

IN TOWN COUNCIL
DEXTER, MAINE

ORDER A2023-06

FEBRUARY 9, 2023

BE IT ORDERED that the Dexter Town Council hereby accepts the generous donation from the Hartley Family Charitable Fund in the amount of \$1800.00.

Filed February 9, 2023
HEIDI KINNEY

IN TOWN COUNCIL
DEXTER, MAINE

ORDER A2023-07

FEBRUARY 9, 2023

BE IT ORDERED that the Dexter Town Council hereby supports the submission of that certain Airport Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as **AIP Grant No. 3-23-0016-020-2023** with a date of offer To Be Determined (the “Grant Agreement”), and authorizes Trampas King, in his capacity as Town Manager, to execute the Grant Agreement on behalf of the Town of Dexter. The Grant Agreement is made in support of costs related to the construction of a new terminal building at Dexter Regional Airport. The Grant Agreement is for an amount not to exceed \$760,000.00.

Filed February 9, 2023
MARCIA DELAWARE

IN TOWN COUNCIL
DEXTER, MAINE

ORDER A2023-08

FEBRUARY 9, 2023

BE IT ORDERED that the Dexter Town Council hereby accepts the bid submitted by _____ in the amount of _____ to construct a terminal building and miscellaneous airport improvements at Dexter Regional Airport.

Filed February 9, 2023
PETER HASKELL



Stantec Consulting Services Inc.
2211 Congress Street, Portland, ME 04102
(207) 883-3355

November 28, 2022
File: 179450547

Trampas King
Town of Dexter
23 Main Street
Dexter, Maine 04439

Dear Mr. King,

**Reference: Bid Proposal Analysis & Recommendation
Construct Terminal Building & Misc. Airport Improvements
(ATP No. 3-23-0016-TBD-2023 & AIP No. 3-23-0016-TBD-2023)
Dexter Regional Airport, Dexter, Maine**

As you are aware, the Airport received five bids for the above referenced project on November 18, 2022. The bidders were: Benchmark, Westbrook, Maine; Nickerson & O'Day, Brewer, Maine; Gordon Contracting, Sangerville, Maine; DP Porter Contractors, Brooks, Maine; and Blane Casey Building Contractor, Augusta, Maine.

Stantec Consulting Services Inc. performed a thorough review of the proposal documents from the five bidders. Below is a summary of the review findings with any irregularities, errors or omissions noted:

1. All proposals acknowledged the issuance of Addenda Number one and two in the space provided on page P-2.
2. Gordon Contracting's proposal was found to be free of mathematical errors. Two proposals, Nickerson & O'Day (errors totaling less than five dollars) and Blane Casey Building Contractors (errors totaling less than one dollar), were found to have minor mathematical errors in their pricing. Benchmark had a math error that increased their total bid by ten thousand dollars. These math errors did not change the cost ranking of the bidders. DP Porter Contractors' proposal had some minor math errors but also included a relatively large math error in Bid Schedule No. 2. DP Porter Contractor's total for Bid Schedule No. 2 was \$229,758.85 whereas the mathematical total was \$167,947.85 lowering their grand total by \$61,811. However, this also did not change the cost ranking of the bidders.
3. All proposals acknowledged the "Contractor's Qualifications and Certification", pages P-13 through P-16.
4. All five proposals acknowledged the relevant "Individual Certificate for Proposal", page P-17, "Partnership Certificate for Proposal", page P-18, and "Acknowledgement of Principal", page P-19.



**Reference: Bid Proposal Analysis & Recommendation
Construct Terminal Building & Misc. Airport Improvements
Dexter Regional Airport, Dexter, Maine**

5. All proposals included a bid bond, pages P-21 and P-22, for 5% of the bid amount.
6. The table below summarizes the "Schedule of Prices" for all proposals.

| | |
|---|----------------|
| Engineers Cost Opinion | \$765,665.00 |
| DP Porter Contractors | \$1,590,885.55 |
| Gordon Contracting | \$1,690,837.00 |
| Blane Casey Building Contractors | \$1,691,596.23 |
| Nickerson & O'Day | \$1,716,178.32 |
| Benchmark | \$1,832,102.00 |

All five schedule of prices had grand totals in excess of two times the engineer's cost opinion. The engineer's cost opinion was largely based on bid results from 2021 and early 2022. In July of 2021, a similar project, except the building was 2,500 square feet with 3 full baths, a kitchen, a fire alarm system, and a sprinkler system, bid for \$1.2M. Discussions with local architects and contractors provided estimates for the building of \$400 to \$500 per square foot, whereas these bid results were \$750 to \$1,100 per square foot. Several contractors provided estimated paving prices of between \$200 and \$250 per ton, whereas these bid results were \$650 to \$1,100 per ton. In our estimation, the bid results are representative of the work required as there were 5 tightly clumped bid proposals with the average bid price being \$1,704,320 and all 5 proposals within 7.5% of the average. Additionally, large cost increases have been reported from fall of 2021 until now. We believe the high prices are due to inflation as well as the length of time between bid proposals and start of work which leads to contractors having to predict what the prices of materials and fuel will be in the spring of 2023.

7. All proposals acknowledged the "Certificate of Buy American Compliance for Total Facility", pages P-24 and P-25. All proposals certified they could not comply with the Buy American provision and that they may qualify for a Type 3 or 4 waiver. Paperwork required for waivers are due 15 days from bid opening.
8. All proposals acknowledged the "Instructions to Bidders" on page P-27.
9. All proposals acknowledged the "Certification for Nonsegregated Facilities" on page P-28.
10. A Disadvantaged Business Enterprise (DBE) goal of 2.63% for this project was stated in the contract documents. Pages P-29 and P-30 of the documents required that the respective

IN TOWN COUNCIL
DEXTER, MAINE

PROPOSED ORDINANCE

FEBRUARY 9, 2023

BE IT ORDAINED, that the Dexter Town Council hereby amends the Town Code Chapter 7- Licenses, Permits, and Regulations Article 2, Licenses; Section 7-57 Section 3. Allowed Marijuana businesses by changing the following:

A. The following Marijuana Businesses are allowed in the Town of Dexter, provided all necessary state and local authorizations and permits are obtained:

1. Medical Marijuana Manufacturing Facility. ~~limited to marijuana extraction only.~~
2. Adult Use Marijuana Products Manufacturing Facility. ~~limited to marijuana extraction only.~~