

Building Committee

September 1, 2009

Members present: Bill Currin, Bob Monthei, Paul Haberern, Betsy Gara, Paul Sutterlin, Hans Pedersen (6:45pm)

Also present: Ron Melnik, Rob Francis, Ted Lombardo, Steve Meader, Sue Viccaro (6:20pm), Dick Webb

Bill called the meeting to order at 6:00pm.

As there was no quorum present the agenda was altered.

Well Update: Ron reported that a presentation was made to the Board of Education by Jeanine Armstrong Gouin at their meeting on August 26th. A motion was passed to approve the project as presented. A packet was taken to the State Department of Education yesterday and we are hoping to receive their approval to go to bid for well drillers soon. We have approval from the Department of Public Health for all three sites. The biggest variable at this point is where we find the water and at what depth.

Roofing Update: Steve said weekly progress meetings are being held with the contractors. Both projects are about 95 % complete and are going well. At Memorial School the gables still need to be closed. Both contractors have reduced their workforce to a four man crew. Steve expects the project to be 100 % complete by the end of September.

Ron explained that there is some work that needs to be done about the drainage coming off the roofs. It will be coming off the metal roofs very quickly and can't be absorbed into the ground fast enough. Additional drains need to be placed in the courtyard at Memorial. These will be plumbed into existing drains within the building.

A quorum was now present.

On a motion by Betsy, second Bob, the minutes to the meeting of August 18, 2009 were unanimously approved.

Budget Update: Ron distributed a handout showing the project spending to date. Regarding the roofs, there are several payments that need to be made for the drain work at the two schools as well as payment for work to close off the canopy at Memorial School. The overflow drain work is estimated to cost approximately \$10,000, the indoor drain work at Memorial will cost approximately \$15,000 and the Memorial canopy is estimated at \$17,500. All of the other items that are not budgeted are at a cost below the \$10,000 threshold established by the Committee.

On a motion by Paul Haberern, second Betsy Gara, the Committee unanimously approved an amount not to exceed \$42,500 to complete the canopy (\$17,500) overflow drain work (\$10,000) and indoor drain work (\$15,000) at Memorial School.

Ron said that at this point he believes the roofs will be coming in under budget by about \$90,000.

The wells are estimated to cost between \$290,000 and \$401,000. The budget for the wells was \$358,400. Ron is hopeful that they will come in on budget.

Ron reviewed the overhead costs spent or projected to be spent on all of the projects. There is \$941,788 available for overhead. To this point the projected overhead costs total \$487,795.

Athletic Facility Update: Dick Webb continued with a budget discussion of the athletic facility. He reviewed a handout on construction cost estimates and his recommended base bid components. The base bid includes: an eight lane synthetic surface track, including jumping and throwing events; a 220' x 345' synthetic turf athletic field; 259 car parking and drop-off areas, including lighting and landscaping; athletic field lighting including pole bases, hand poles and conduits; utilities for future support building and scoreboard; storm drainage piping and treatment systems; and five tennis courts with windscreens and interior light foundations/conduits. Dick recommended the following alternates be included with the bid: Athletic field lighting (above grade poles, fixtures, and wiring); support building – slab and sub-slab rough plumbing only; tennis court perimeter lighting bases and conduit; volleyball court, synthetic field graphic logo; scoreboard (foundation, structure, and wiring); and end zone ball safety netting. The base bid does not include any seating and very limited site work on the slope. Recommended as Phase Two Improvements are the grandstands – including access drive, sound system, and misc. site construction; the Stannard property fields and the support building facility.

Ted mentioned that there is still money left in the initial fundraising account. Ron said he believes there is between \$26,000-\$28,000 in the account. Ted feels strongly that a school logo should be put on the field and suggested that the fundraising money be used for this purpose.

Ted asked if it would be possible to have volunteer contractors working concurrently with the general contractor. Dick said this would be problematic because the general contractor has jurisdiction over the property and the responsibility to get the job done. Dick said he has been on a project where local contractor's specific skills or items that they are willing to contribute to the project are put right into the bid documents. There is no obligation of the general contractor to use them. He hasn't seen this work out well. They G.C. may meet with the local contractor but they don't generally feel comfortable enough to use them. A delay of the project will get blamed on the local contractors and that will end up costing the District more money in the end. If local contractors are going to be used they should be used after the main construction contract is completed.

Dick recommends getting the construction bid out as soon as possible after the Planning and Zoning approval is completed.

Ted feels that the grandstands are critical to the project, but the lighting can come later. The football program will be here next year and having the grandstands in place is very important.

Paul Haberern asked if Dr. Welti has signed off on the changes made to the geotechnical recommendations. Dick said they do not have his signature, but he has been a part of the discussion and he is comfortable that he will sign off on the changes.

Dick showed how the slope will be slightly changed to allow for better drainage around the track and said the lower part of the slope will be dressed up. The entire slope will not get redone. The lighting specifications will be specific to a manufacturer. Even though the technology may change by the time

the District is ready to install lighting, the posts would basically be the same or the manufacturer could build what is needed.

Ted is concerned about writing the spec so specific that we eliminate competition and lose savings.

Dick said that won't happen in most areas. There are many turf manufacturers and several products. The performance of the company is going to be just as important as the product in many instances.

Ted was asked to find out what other Shoreline schools facilities have bathrooms available and which ones do not.

Dick said that if the grandstands are included but scaled back, the cost per seat will increase. There was some discussion about still building the support base for additional bleachers if the number is scaled back. Dick said that it can be done but much of the cost is in the structure so the savings will not be as great.

Dick explained that the project scope includes a slab for a building but no actual designs for the building. They need to know the program of the building in order to design a floor plan. If full architectural designs are completed it will help to determine the location of the mechanical and electrical service being brought into the slab. Complete bid documents would be able to be developed (if necessary) from the design documents.

On a motion by Hans, second Paul Haberern, the Committee unanimously approved Extra Work Authorization # 4 to CHA in the amount \$25,200.00 for the architectural design documents for the construction of a support building.

Dick showed turf samples to the Committee. He said his company regularly works with three or four turf manufacturers. The Committee will need to make a decision soon on the type of turf that they would like to have written into the specs. It was suggested that members tour the Wesleyan facility or check out the new track and field at Middletown High School to see their turf selection. Dick said the quality of the installation is as or more important than the turf. The seam work is very important. They need to have very strong quality control between the turf installer and the site contractor.

Dick said a copy of a study on turf fields done by the State of New York was presented to the Planning and Zoning Committee. A study is currently being done on four fields in Connecticut.

The Planning and Zoning hearing is continuing tomorrow night. They will be continuing with the review of the letter from the town engineer and supplying additional data that was requested last week. All items from the letter have been addressed. It is expected that the P & Z hearing will continue to September 16th where they will further discuss the request to change the zoning to allow for the lighting.

The next meeting of the Building Committee will be held at 6:00pm at the Office of the Superintendent on September 16, 2009.

At the September 30th Board of Education meeting a discussion of the building projects will be held and the public will be encouraged to come and ask their questions.

Respectfully submitted,

Sue Gaudreau