

## **Building Committee**

**May 20, 2009**

Members present: Bill Currin, Bob Monthei, Gary Sawicki, Hans Pedersen, Paul Sutterlin, Paul Haberern

Also present: Ron Melnik, Sue Viccaro, Rob Francis, Steve Meader, Steve Wysowski, Jim Boudreau and Dick Webb from CHA

Bill called the meeting to order at 6:05pm.

On a motion by Bob, second Paul Haberern, the Committee unanimously approved to amend the agenda to include an executive session to discuss the selection of the design team for the water systems.

On a motion by Hans, second Gary, the minutes to the meeting of May 12<sup>th</sup> were unanimously approved.

Review of Plans for Athletic Facilities: Dick Webb and Jim Boudreau from CHA were present to review several schematic design concepts for the athletic facilities. A meeting was held on May 8<sup>th</sup> with several representatives from CHA and District administration to review the needs for the facility. Tonight CHA is looking for input from the Committee on the schematic designs. There is a tight timeline for fall construction.

Dick Webb discussed some of the design issues they have identified:

- The orientation of the track as an East-West configuration is not the best location. The sun will be in the eyes of the players.
- The location of the grandstands is too far from the public restrooms unless the concession stand/team building is built with the project. The furthest fan seat has to be within 500 ft of a restroom.
- They suggested separating the functions of the concession building, team building and public restrooms to help control the flow of people.
- They have concerns about the tennis court area, and questioned if the entire area could be moved to another location.
- Possibility of combining the bleachers onto one side for both the home and away fans.
- The wetland areas need to be addressed; some of their schematic designs have less impact on the wetlands than others.

Dick reviewed five different schematic designs with the Committee. After much discussion and cost considerations most aspects of Concept B were determined to be preferred. This concept uses the school bathroom facilities and places combined stadium seating for 1000 spectators on the North side of the track, within the required 500 ft distance. A single complete radius track was preferred over a broken back track. The Strong School baseball field will not be turned as it was determined that the cost involved with the fencing and netting along Pickett Lane was too

expensive. The tennis courts will be rebuilt in their original location. Dick was asked to see if he could move the basketball courts back to its original location and to be sure that we are able to maintain two basketball courts and one volleyball court. The team building may be moved into East end of the track area or they may be able to maintain it by the grandstands. The idea of terracing the hill for informal seating was discussed. A 5-6 ft retaining wall would need to be built to make the slope of the hill more gradual, but it is possible.

Rob Francis asked CHA to do cost comparisons. Tearing up the basketball and volleyball courts was not budgeted and he would like to see a comparison to the cost of adding the access road, putting the grandstand back on the hill and using portable bathrooms until the concession/bathroom facility can be built.

Dick said they are getting proposals to reflag the wetlands and will be requesting a geotechnical survey soon. Dick said the Durham Inland Wetland Commission meets on June 8<sup>th</sup> and the Planning and Zoning Commission meets on June 3<sup>rd</sup>. He is not sure if the plans will be ready but would like to consider an informal presentation to these commissions if possible.

CHA will return to the Building Committee when they have more concrete plans developed.

Award Roof Bid: Rob said the roof bids were received and opened today. A mandatory walk-thru was held on May 7<sup>th</sup> and eight firms attended. Four bids were received today. The best individual bid for Memorial School was received from Barrett, Inc. and for John Lyman School the best bid was from Imperial Company, Inc. The best combined bid for the two schools from any company was higher than the two individual best bids.

It was discussed that having two firms working on the projects can be advantageous because we will not have as many manpower issues.

Rob explained that the base bid is for the oldest part of the roofs, the part that the State will be contributing to. Alternate 1 was for the areas completed in 1996. These areas are not leaking and are not eligible for State reimbursement, Alternate 2 is for the media centers and Alternate 3 is to restore the 1996 roofs instead of replacing them with metal.

Based on the bid results, the District will not be taking any of the alternates.

There was some concern about the unit prices given by Barrett for the decking materials. This cost will only be added if decking needs to be replaced. Barrett will be approached to see if the square foot price can be negotiated for these materials.

On a motion by Hans, second Bob, the Building Committee unanimously approved to hire Barrett, Inc. to replace the roof at Memorial Middle School at a cost of \$1,147,000.

On a motion by Gary, second Paul Haberern, the Building Committee unanimously approved to hire Imperial Company to replace the roof at John Lyman Elementary School at a cost of \$716,000.

Rob showed color samples for the two roofs. Both roofs will be emerald green. The fascia and trim at Memorial will be Suede (tan) and the fascia and trim at Lyman will be Portland Stone (silvery grey).

On a motion by Hans, second Bob, the Building Committee moved into Executive Session to discuss the selection of the design team for the water systems.

The Committee moved back into regular session.

Bill said the Committee will be inviting three firms to return for further clarification of their fees and proposals.

Bill told the Committee that he would like to form an Executive Committee that will have the power to approve financial expenditures up to \$10,000 in lieu of bringing the entire Committee together to make every decision. There are times when an approval needs to be received in a timelier manner to be able to proceed with the project. This committee may vote on approvals by telephone vote if needed. Bob, Hans and Bill agreed to serve on this committee.

On a motion by Bob, second Gary, the Committee unanimously appointed Bob Monthei, Hans Pedersen and Bill Currilin to serve as the Executive Committee of the Building Committee and as such they may approve financial expenditures up to \$10,000.

The Committee set up a tentative meeting schedule for the summer. The following dates were selected.

June 4<sup>th</sup> – 6 pm  
June 17<sup>th</sup> – 6:30 pm  
July 7<sup>th</sup>  
July 21<sup>st</sup>  
August 4<sup>th</sup>  
August 18<sup>th</sup>

On a motion by Hans, second Bob, the Committee unanimously approved to adjourn.

Respectfully submitted,

Sue Gaudreau