

## Building Committee

August 4, 2009

Members present: Bill Currilin, Paul Haberern, Betsy Gara, Gary Sawicki  
Also present: Ron Melnik, Steve Meader, Sue Viccaro, Dick Webb

Bill called the meeting to order at 6:10pm.

There was no quorum present so no action was taken.

Dick discussed the geotechnical report results that he received from Dr. Clarence Welti. The soil conditions are wetter than expected and because of this Dr. Welti is suggesting increasing the depth of the base below the surface to protect from frost heaves. The concern for frost is the greatest at the track and then at the tennis courts. He recommends adding an additional 18" of base material under the track surface. Dr. Welti has also suggested adding perimeter drains around the entire tennis courts to collect water runoff and increasing the base by an additional 10-12". For the synthetic turf, he suggests increasing the base from the current proposed 12" to 22". The parking is the lowest priority of the areas tested but he is still suggesting adding an additional 10" of base under the surface. Dick said that Dr. Welti is an authority in his field and he is reviewing his recommendations but he feels that some of them can be tempered. He will be working closely with Dr. Welti to come up with the best solutions. If all of his recommendations were adhered to, the budget would increase by about \$300,000.

Dick said he needs direction from the Committee on the project scope. It is clear that all of the improvements can not be made at this time and he would like the Committee to determine what will be completed during this phase. Dick suggested that the grandstands be taken out of the project for now. If the road leading up to them, the sound system, work on the slope, the retaining wall and the grandstands are eliminated, the project cost can be reduced by about \$500,000. Dick suggested that a wall could be built along the hillside and the slope of the lower hill could be changed to a 4' to 1' pitch to allow for seating on the grass. Another option would be to add three portable bleacher sections on the side opposite of the hill. These bleachers would hold about 300 spectators. If permanent bleachers are built into the hillside at a later date, these bleachers can be separated and located elsewhere on the school campus.

Steve suggested making the wall a retaining wall and more of an integral part of the future grandstands so that the work will not have to be redone in the future. Dick agreed that it would be a good idea but if the intent is to cut the budget the savings will be significantly reduced if the retaining wall for the permanent bleachers is built.

Dick said the hillside will be accessible for work from above and the wall will not have to be disturbed. Dick does not believe there will be any obligation for handicapped accessibility on the hillside because it will not be considered seating.

It was also suggested that the grandstand area be designed and bid as an alternate.

Dick suggested that the lighting for the athletic field be added at a later date. The conduit, pads and bases can be installed but the wiring and the light poles can be added later. As long as all of the preliminary work is completed, the lights can be installed without disturbing the track.

The idea of reducing the track from eight lanes to six lanes was discussed. Ron is opposed to the idea. If it is cut it can never be added back. The project had a lot of support from track and he does not want to cut back on the lanes now. If we cut back to six lanes we will never be able to host a Shoreline Tournament here. Sue is also opposed to the idea. She feels it is a step backwards, it is one of the key elements of the project that she does not want to see let go.

Steve suggested removing the tennis courts from the project, doing a separate bid for the courts or letting District 13 become the general contractor and bid the project ourselves. He feels this is a stand alone project and it would be an easy piece to complete by itself. He thinks we could save significant money and we would get the job done sooner.

Dick said that the grade controls for the surfacing are very important at the tennis courts and getting a very qualified contractor on board is essential. Many of the items at the tennis courts are the same as at the track. If the project becomes isolated because of scheduling issues it may make sense to bid it separately but if the projects parallel bidding them together will save more money. We will just have to wait and see.

Dick said that if the project can't be bid this fall, the Committee may need to weigh the advantages and disadvantages of when the best time will be to go out to bid.

Regarding the permitting process with the town, Dick said that the Inland Wetlands Commission deemed the wetland activity significant and a public hearing has been scheduled for August 10<sup>th</sup>. A variance for the light poles has been requested from the Zoning Board of Appeals. They are scheduled to meet on August 18<sup>th</sup> and the Planning and Zoning meeting is scheduled for August 19<sup>th</sup>. P & Z will not act on the application before them unless Inland Wetland and the Zoning Board of Appeals have approved the issues before them. A site walk of the area is scheduled for this Saturday, August 8<sup>th</sup> and will be attended by members of all three commissions. The District's attorney, Tim Hollister, will be present as well as an environmentalist from Kleinfelder, the firm that flagged the wetlands. Balloons will be flown to identify the desired 80 foot height for the light poles.

Ron will inquire as to whether the P & Z meeting should be moved to the high school prior to having the signs printed.

Dick would like to schedule time at a meeting this fall to discuss the synthetic turf selection. He would like to bring in an expert to review the types and to narrow the selection to about three options.

Dick said the request from the Town of Durham for work at the Allyn Brook is still being discussed. Drainage calculations were being reviewed by the Town Engineer, Brian Curtis, and he hasn't heard back from him yet. He hopes to have some answers this week so they will be able to discuss it before the Inland Wetland hearing.

Roof Update: Steve said things are going well at both schools. At both jobs the old roof is 100% off. 65% of the trusses have been installed at Memorial School and 70% of the roof that is not getting trussed is completed. At Lyman they started on the trusses today. About 50% of the roofing that is not getting trussed is completed. An issue arose today when they found out that the remainder of the roofing panels for Memorial that were due to arrive today are not going to arrive on site until August 17<sup>th</sup>. All of the roofing panels for Lyman are arriving this week. Because both of the contractors are using Garland panels, an arrangement was worked out that some of the Lyman panels are going to be shipped to Memorial instead so they can keep working. Steve expects that the roofs will be done prior to the start of the school year with only final trim work to be completed after the year begins.

Well Update: Ron reported that we have received approvals from the State for all of the well projects. Milone & MacBroom will be creating the bid for the drilling contractor and they hope to be drilling within the next two weeks. One of the sites for one of the wells at Brewster had to be moved. Milone & MacBroom will help to put together the rest of the bid packet after the wells are drilled.

Bill said that a meeting was held with the Board of Selectmen in Durham. The parking, the traffic and the wells were discussed.

Rick Handley, a parent in the District, contacted Bill about his son's idea for his Eagle Scout project. He would like to take on raising the money for and planting the trees and shrubs around the track area.

The next meeting of the Building Committee will be held on August 18<sup>th</sup> at 6:00pm in the 3<sup>rd</sup> floor meeting room at Durham Town Hall prior to the meeting of the Zoning Board of Appeals that begins at 7:30p.m.

Respectfully submitted,

Sue Gaudreau