

Building Committee

June 4, 2009

Members present: Bill Currin, Gary Sawicki, Paul Sutterlin, John Biddiscombe, Hans Pedersen (6:30pm)

Also present: Ron Melnik, Sue Viccaro, Steve Meader, Ted Lombardo, Dick Webb, Michael Doyle (resident)

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

As the meeting began without a quorum, the agenda was adjusted. Ron gave an update on the roofs. The contracts have been legalized and have been sent to the attorneys for minor changes. Both companies are expected to sign the contracts tomorrow. Materials have been ordered and they are scheduled to begin work immediately after the school year ends. It is possible that some materials may arrive on site prior to the end of the school year. A pre-roofing conference is scheduled for June 10th at both schools.

Bill said that a meeting was held with Steve Meader after the last Committee meeting and he has agreed to work with the District on the projects. Steve said it is a pleasure returning to work in the District.

Michael Doyle asked to speak to the Committee. Mr. Doyle is a Durham resident. He has successfully secured grant money for Camp Farnam through the State of CT and he has been working on ways for the District and town to collaborate with this camp. Through his activities at the camp he has been involved with the engineering firm of Milone & MacBroom of Cheshire and he wanted the Committee to be aware they have provided thousands of dollars in pro bono work at the camp. He has had nothing but a positive experience with this company. Mr. Doyle knew that that the firm was being considered for a project by the Committee and wanted to share his experience.

Bill thanked Mr. Doyle for sharing his experience; the Committee appreciated his comments.

Athletic Facility-design discussion/update

Further discussion is needed on the field design to allow Mr. Webb to go forward with the design phase. Dick presented an updated schematic design of Concept A. After having several conversations with the administration he has returned to the plan of having the stands into the hillside. Changes to this plan include two separate buildings, a team building and a support building that will include the toilets, the concession stand and storage. The existing basketball and beach volleyball courts will be maintained in their current location. A retaining wall will need to be built onto the hill. At one end it will be as high as eight feet. All of the spectator seating will be combined on the hill side in a 1000 seat bleacher. The press box is included as a part of the spectator seating.

John suggested that the bleachers be top loading only with no walkway along the wall by the track. There was some discussion about this area and whether the walk up the hill to the

bleacher area would be too much for the elderly or for people with strollers. Dick asked for more time to develop the plans before a final decision is made on the walkway. He also prefers top loading bleachers but he will need to see how the plans develop.

John is concerned about the retaining wall near the track. There needs to be proper drainage so that water does not spill out onto the track after a hard rain. Dick said that the track will be slightly pitched and drainage will be placed directly below the wall.

John also asked if it is possible to put landing areas at each end of the pole vault and jumping areas to be able to switch direction if it is too windy. Dick said he will look into it but he is not sure there is enough room.

Dick told the Committee that Rob Francis had a conversation with the town building inspector this week about the restroom issue. Building code requires that 20 fixtures are available. The Building Inspector said that as long as it is in the plan to build the restrooms in the future he will allow the use of portable bathrooms as a temporary condition.

Sue Viccaro said the building would still be kept open with limited access until the bathroom facility is built.

Ted asked if there is one common finish line and if any structure is being considered for the timing equipment. Dick said that nothing has been included but that it can be considered.

The Committee agreed that this configuration (Concept A, dated 06.04.09) of the track and field area was most favorable and that CHA should proceed with more detailed schematic designs.

Dick passed out a new preliminary cost estimate for the athletic complex using Concept A. He needs direction from the Committee on the priorities to be able to move forward.

Some items discussed for possible elimination were:

- elimination of the press box and possible use of a portable press box
- elimination of the team room, teams would use the school locker rooms
- elimination of the restroom, storage and concession stand, portable bathrooms will be used for now.
- elimination of lighting for the tennis courts – conduit would still be run

Some of these items may be bid as alternates.

Dick said it is still unknown if the wetlands will have to be replaced or relocated so an allowance has been built into the cost estimate. Dick suggested that they attend the next meeting of the Inland Wetland Commission to informally discuss the project. They also need to confirm the limit of the wetland areas on the Stannard property. Dick said he would like approval for a soil scientist to begin work on the property. They will also provide survey flagging.

On a motion by John, second Hans, the Committee unanimously approved a supplemental work authorization in the amount of \$7,475.00 for Kleinfelder East, Inc. to provide

wetlands/watercourse delineation, survey flagging, project team coordination and project management.

Dick said they will also be looking to begin geotechnical investigations soon and he may need an approval at or before the next meeting.

John asked if it would make sense to push the Committee into making a decision on the surfacing of the track and field now, in order to get better pricing. Dick said the track surface is not that critical, but it might be advantageous to begin the turf selection process.

Selection of Design Team for Water Systems

Ron explained that three companies were brought back and given the chance to rebid the project as well as answer a specific set of questions asked of them. A handout showing the comparisons of the three bids was distributed. Ron said that of the three companies he and Rob Francis are most comfortable with the pricing and extensive experience of Milone & MacBroom and are recommending them for approval by the Committee.

On a motion by Hans, second John, the Committee unanimously approved the firm of Milone & MacBroom as the design team for the On-site Water Supply Systems at three schools.

On a motion by Gary, second John, the Committee unanimously approved the minutes to the meeting of May 20, 2009.

Ron said that the grant application from the Jeremy Worrell Foundation is almost complete. The maximum amount of the grant is \$200,000. CHA provided assistance in completing the application.

The summer meeting schedule was again reviewed and some meeting dates were changed. All dates are tentative. As the summer progresses the need for the meetings will be determined.

The next meeting of the Committee will be held on June 17th at 6:00pm at the Office of the Superintendent.

Tentative meeting dates were scheduled for: June 30th
July 7th
July 14th
Aug 4th
Aug 18th

The meeting adjourned at 7:55pm

Respectfully submitted,

Sue Gaudreau