

Building Committee

August 18, 2009

Members present: Bill Currin, Paul Haberern, Betsy Gara, Gary Sawicki , Hans Pedersen, John Biddiscombe, Paul Sutterlin

Also present: Ron Melnik, Sue Viccaro, Rob Francis, Ted Lombardo, David Murphy, Dick Webb

Bill called the meeting to order at 6:03pm.

On a motion by John, second Paul Sutterlin, the minutes to the meeting of July 14 were unanimously approved as amended.

On a motion by John, second Paul Haberern, the minutes to the meeting of August 4th were unanimously approved.

Bill reminded members that the Zoning Board of Appeals hearing will begin at 7:30pm tonight to discuss the lighting variance. Approval has been granted by the Inland Wetland Commission with four additional provisions that were agreed to at the hearing. Dick Webb and our attorney, Tim Hollister, will be making presentations both tonight and at the Planning and Zoning hearing tomorrow evening. The hearing will take place at the Coginchaug High School auditorium.

Ron said a draft of a letter sent to the Planning & Zoning Commission from the Durham Town engineer was received today. It asks many questions, some that will not be able to be answered prior to tomorrow night's hearing. The P & Z Commission has scheduled meetings for September 2nd and September 16th.

Dave Murphy of Milone & MacBroom presented on the proposed well sites. We have received approvals from the Department of Public Health for two of the sites (Lyman and Memorial) and expect to receive the final one for Brewster soon. The Committee and the Board of Education need to approve the plans in order to receive approval from the State Department of Education.

At Lyman School three well sites have been approved; hopefully only two will need to be drilled. One will be the primary well and one will be a back-up. The atmospheric tank, hydro pneumatic tank and transfer pump will be placed in the existing storage garage eliminating the need to build a well house. The existing tank will be abandoned.

At Memorial School three well sites have been approved; hopefully only two will need to be drilled. The atmospheric tank, hydro pneumatic tank and transfer pump will be put into the existing transformer room and the adjacent storage area on the lower level and the existing tank will be removed. A well house will not need to be built.

The wells at Brewster have not yet received the final approval from the DEP because one site was moved slightly. Again there are three wells proposed but hopefully only two will be drilled.

Two are proposed to be on the south side and one is located in the front of the building. The existing storage and vault will be abandoned. The atmospheric tank will be outside and the hydro pneumatic tank and transfer pump will be placed inside the storage area in the cafeteria. Connecticut Water Company, our operator, has been consulted, they have suggested the possibility of having two tanks instead of one. This option is being explored.

Rob said these plans were presented to both towns.

Susan said a resident has expressed concern about the need to drill more than one well. Rob explained that we have to comply with all of the State regulations and it is necessary to have two wells.

On a motion by Paul Haberern, second Hans Pedersen, the Committee unanimously approved the plans and specifications as provided by Milone & MacBroom dated July 23, 2009 for water systems at Brewster Elementary School in Durham, CT, Memorial Middle School in Middlefield, CT and John Lyman Elementary School in Middlefield, CT.

Dave Murphy said the budget for the wells looks to be on target because they were able to eliminate the need for the well houses at all of the sites. The schedule is behind because they can not drill until the State Department of Education approval is received.

Roofing Update: Ron reported that the Memorial School roof is looking great. The change at Lyman is less dramatic but the color looks good. They worked over the weekend. Only 10% of the materials have not been delivered. Rob said that he expects the majority of the roofs to be completed prior to the opening of school, with only the trim work and the canopy at Memorial needing to be completed after opening day.

Athletic Facility Update: Dick Webb said that the Inland Wetland approval was gained at the hearing last week and the Zoning Board of Appeals continuation of their hearing on the lighting will be this evening. The Planning and Zoning hearing is tomorrow evening. The site walk was attended by all three commissions. Balloons were flown to show the height of the light poles and it helped also to see the height of the Little League poles. Today a letter was received from Jacobson, engineers for the Town of Durham, with a list of twenty-four comments, ranging in content. Some have cost implications, but most do not. They will not be able to have final closure to all of the items listed prior to tomorrow night's meeting so he does not anticipate getting P & Z final approval then.

Dick said he has been talking with Dr. Welti about the geotechnical report and has some updated recommendations regarding the base depths under the track, the synthetic field, the tennis courts and the parking area. In every area the depth will be improved but we will not be following the exact recommendations of the geotechnical report so he wants to be sure that the Committee is comfortable with his recommendations. The old track and subsurface will be ground up together and used as base under the synthetic field. The existing parking surface will be ground and used as a base for the new parking area. Dr. Welti also recommended that the slope of the hill not be disturbed so there will be some savings there.

Ron discussed the Extra Work Authorizations presented by CHA. He told members that 10% of the project budget is for contingencies. The bonding costs, legal costs, and all work that has not been approved through the original contract would be included in the contingency fund. Ron is concerned that we are using this money up quickly because of the costs involved with getting through the local commission process.

Ron said that we can also expect an Extra Work Authorization for the traffic expert that has not been billed yet.

On a motion by Betsy, second John, the Committee unanimously approved Extra Work Authorization # 5 to CHA in the amount of \$19,152.00 for Additional Land Use Permitting Services. This includes environmental testimony at the site walk and the IWC meetings; providing services associated with obtaining ACOE Jurisdictional Review of the impacted wetlands; reflagging of wetlands prior to site walk; provide balloons to illustrate height of athletic poles; and providing additional consulting, coordination, and presentation services at local commission meetings.

Ron said that EWA # 4 in the amount of \$ 25,200.00 for the architectural design for the support building needs to be discussed at a later date but does not need to be approved tonight. This would be to take the building through design development and would make it much easier for placement of the electrical conduit and plumbing within the slab.

Ted Lombardo reported that he spoke with Fred Balsamo of the CIAC regarding the Jeremy Worrell Grant. Our application is in the hands of the selection committee but he does not know when a decision will be made.

The next meeting of the Building Committee will be held on September 1st at 6:00 p.m. at the Office of the Superintendent.

Respectfully submitted,

Sue Gaudreau