

RECV'D: Office of the Town Clerk
May 5, 2010 at 11:27am
May 3, 2010

Building Committee

Members present: Bill Currlin, Bob Monthei, Paul Sutterlin, Hans Pedersen, Paul Haberern (6:10pm), Betsy Gara (6:15pm). Also present: Ron Melnik, Susan Viccaro, Rob Francis, Dick Webb

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

A quorum was not present at the start of the meeting so non action items were taken care of first.

Dick Webb reviewed the final design components of the project. A ten foot noise barrier wall will be built as a part of the settlement agreement at an approximate cost of \$40,000. The approval of the site plan change needs to be granted by the P & Z Commission and the Inland Wetland Commission. The commission meetings will be happening within the next two weeks.

There are eight alternates being included with the bid. They can be accepted or rejected in any order. The alternates include: 1. The slab and foundation for the support building; 2. The grandstand and the access road up to it; 3. perimeter lighting bases; 4. athletic field lighting; 5. the "C" graphic for the center of the field; 6. an upgrade to the track surfacing; 7. three choices of turf manufacturers (Field Turf, General Sports and Polytan); and 8. additional paving of the road in front of the school.

The bid will include unit pricing for items such as stone wedge, six foot high fencing, asphalt paving, concrete pavement, wooden guardrails, rock excavation and crushed stone.

The bid will not include any improvements to the culvert at Allyn Brook, a scoreboard, flagpole, or tennis windscreens.

A quorum was now in attendance.

On a motion by Betsy Gara, second Bob Monthei, the Committee unanimously approved the minutes to the meeting of April 13, 2010.

Dick asked the Committee for approval of Extra Work Authorization No. 6 in the amount of \$24,800. This is payment to CHA for extra design work completed on the project. Dick explained that in the original agreement with CHA a project of \$3.3 million was estimated. The full project design has a cost estimate closer to \$5 million. His firm does not expect to get paid for the full difference but they have spent many hours doing redesigns during the last few months.

On a motion by Betsy Gara, second Bob Monthei, the Committee unanimously approved Extra Work Order No. 6 in the amount of \$24,800.

Dick reviewed the overall project schedule. The bid will be advertised at the end of this week. A pre-bid conference will be held on May 17th for all interested bidders. Bids will be received on June 3rd and will be evaluated the following week. If all goes well a contractor should be able to be on-site immediately after the close of the school year.

On a motion by Hans Pederson, second by Bob Monthei, the Committee unanimously approved to go out to bid for the track and athletic field improvements at Coginchaug High School and to accept the project bidding and construction schedule as presented.

It was decided that the pre-bid meeting will not be mandatory. Questions asked by bidders will be posted on the District website. Any addenda to the bid packet will also be posted on the website. The printing and distribution of the bid packets will be handled by Merritts, a print house distribution center. Bidders will have to pay a \$100 non-refundable deposit to receive the bid packet.

The District is required to pay prevailing wage rates. Although the project is not receiving State reimbursement, it is still using public money so prevailing wage rates apply. There are local contractors that have expressed interest in becoming involved with the project. Their names can be added to the bid documents. The Committee chose not to do this for fear that a local contractor may be missed and may be upset. Instead, contractors will be encouraged to contact the Superintendent's Office to get a copy of the bidders list and they can make contact with the bidders themselves.

Regarding outstanding permitting items, Dick reported that the Army Corp of Engineers has determined that they do not have jurisdiction over the wetland area. The CT DEP has signed off on the sanitary improvements. The State Traffic Commission has given their approval to the site. There has been some delay with the CT Dept of Public Health regarding the stormwater basin/well setback as we keep getting new people working on the case. We don't have closure on this yet. The general permit for the review of the wetlands has been extended by the Army Corp of Engineers. Acoustical engineers will still need to be hired to review the sound decibels once the sound system is built and the lighting shrouds and visors will need to be adjusted once they are in place.

Dick said additional costs will be incurred for outside testing labs that will be used to test the materials used by the contractors. A cost estimate for this testing is approximately \$10,000.

Dick reminded members that the Planning and Zoning Commission has put a timeline for construction of the support building at eighteen month after the completion of the project.

The Building Committee is on the agenda for the May 10th meeting of the Inland Wetland Commission and for the May 19th meeting of the Planning and Zoning Commission. The settlement agreement with the neighbor will probably not be signed until after these meetings.

The next meeting of the Building Committee will take place on June 7th at 6pm. At that time the Committee will review the bids and select alternates for inclusion in the project.

On a motion by Bob Monthei, second Betsy Gara, the Committee unanimously approved to adjourn.

Respectfully submitted,

Sue Gaudreau