

DRAFT
Building Committee

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December 8, 2008

Members present: Bill Currin, Betsy Gara, Gary Sawicki, John Biddiscombe, Bob Monthei, Hans Pedersen

Also present: Rob Francis, Ron Melnik, Susan Viccaro, Ted Lombardo, Hugh Pearson

The meeting was called to order at 7:02 pm.

On a motion by Betsy, second John, the minutes to the meeting of June 17, 2008 were unanimously approved.

Susan Viccaro explained that on the day of the special legislative session she received a call from State Senator Ed Meyers. He had Senator Gaffey present with him and she was able to have a conference call with them and plead her case for the passage of the validation act. She was able to explain that the project was not just about the track but also about safety concerns regarding the roofs and that the District had been sited for the wells by the State DEP. She feels very fortunate that she was in the office at the time of his call and that the act was passed.

The bond council has now given the District instructions on how to proceed. A meeting was also held this week with Webster bank to discuss borrowing the funds.

Susan wants to give the public information on the progress on a regular basis. It was decided that "athletic facility improvements" will be used to describe the work on the fields.

Ron explained that the next step will be to file ED 049's for the roof and well projects. They were filed before but were taken down because of the difficulty with the referendum. Normally, once the ED 049s are filed with the State, it takes a year to act on them because they have to get approved and then put into the next year's budget. The roofing and well projects can be fast tracked because of the safety concerns and because the DEP has sited the wells. If we chose to add solar panels to the roofs it would change the status and delay the project for the year approval process. For this reason it has been decided that solar panels will not be added as a part of the roofing projects but will be considered through other sources at a later time.

Educational Specifications then need to be completed for all of the projects. They need to list everything that is going to be included, but be broad enough to leave the District flexibility.

Ron and Rob attended a conference last week with David Wedge. There was no mention of anything changing with the reimbursement process from the State.

The Request for Qualifications (RFQ) for architectural and engineering services is being completed. Ron and Bill worked on developing one several months ago but with the new State guidelines, Ron would like to send it to an attorney for their review before it is sent out. Once received the Committee must select four firms to bid on the project.

Hugh said that most school districts are sending out RFQ's and RFP's (Request for Proposals) simultaneously. The RFP would include a scope of the project and budget costs. We can give

them a schedule for the project or ask them to provide us with one. By combining the RFQ and FRP together it will streamline the process.

On a motion by John, second Gary, the Committee unanimously approved sending out the RFQ and RFP for Architectural and Engineering Services at the same time.

Ron said a meeting was held last week with Webster Bank to discuss the bonding process. He said we don't want to get the money too soon because we won't have bills to pay for a while. The bond rates have gone down. When the project was proposed the bond rates were estimated at 4 ½ %. They are coming in much lower than that now. The bank representative is confident that the bonds will sell. We also need to think about where the interest payment on the bond will fall for the school operating budget.

John suggested developing a schedule for the project to be able to see when the funding is needed.

The bond will be one package. It is too expensive to go out for the bonding more than one time. There may be a need to get some short-term interim financing to get the project started prior to the bonding process.

Bill said there are still a few people in the public that believe we should go out to vote again.

Ron said preliminary meetings were held with the Planning & Zoning and Inland Wetland Commissions in Durham.

Hugh said that the projects do not need to be union workers but they should at least be prevailing wage rates.

Bob suggested staying away from using prevailing wages with the track project because we are not getting State reimbursement.

Once the bids come in we will be able to see if there is money available for the concession stand. If the money is not available Hans feels that there is enough community support to get it built.

It was suggested that the interviews for the Architectural and Engineering Services be conducted in January. The committee will have to meet prior to the interviews to select the firms. Hugh said the firms will need three to four weeks to turn the applications around.

The next meeting of the Building Committee was scheduled for January 13th at 6pm. at the Office of the Superintendent. A tentative follow-up meeting was scheduled for January 22nd.

The meeting adjourned at 8:10pm.

Respectfully submitted,

Sue Gaudreau