

Building Committee

May 13, 2008

Members present: John Biddiscombe, Bill Currlin, Betsy Gara (6:45pm), Hans Pedersen, Gary Sawicki

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

The meeting was called to order at 6:05 pm.

Tom Hennick, Chair of the Board of Education, said he is very excited that the referendum and the plan passed. He thanked the Committee for all the work they did on the projects and in preparing for the referendum. He believes it is a fiscally sound project and it passed because the District got the support of the kids behind it. Now comes the fun part and the hard work of putting it together. He asked the Committee to make sure that costs are contained within budget and that the bids are done properly.

Bill Currlin also thanked everyone on the Committee. He knows that it was hard to answer many of the questions asked over the last several months. Bill has written a letter to the Town Times, promising to carry out the plan that has been approved.

Bill told that Committee that Lou Battipaglia has resigned from the Committee because of scheduling conflicts. Bill Currlin said he will work to fill the spot on the Committee.

On a motion by John Biddiscombe, second Hans Pederson the minutes to the meeting of February 26, 2008 were unanimously approved.

Ron Melnik explained the bonding process. He said he has been in contact with bond council and the bank. A meeting will take place within the next couple of weeks to draw up the bonding documents. He said the process will take about 60 days. The District should be able to receive the money in August. The interest rates for bonds are favorable right now. The bidding process should be able to begin prior to having the bonding complete. The conceptual drawings should be enough to present to the banks. A copy of the project PowerPoint presentation could also be used. Ron will ask Bond Council if it is ok to move money between projects.

Ron said that the District will also need to go before Planning and Zoning in each town. In Middlefield it will be for informational purposes only to show them the plans for the roofs. He hopes to get these meeting scheduled soon before they have a reduced summer meeting schedule.

Ron said he will be beginning the process of filing with the State of Connecticut for reimbursement for the roofs and wells.

Bill said that he (and the District office) has received several calls from people interested in working to help save the District money through the building process. The bidding process has to take place for projects that are eligible for State reimbursement. Hugh said that it makes the most sense to have all of the athletic complex under one general contractor to oversee the project. The general contractor would then hire the sub contractors.

Hugh said that before the bid documents are completed more testing needs to be done on the ground water and the soil. He said the small wetland area may still be an issue even though it is man made. The process of getting the Inland Wetland Commission approval will still have to be gone through. Engineers will need to be hired at this point to help complete and submit the application to the IWC. It may be possible to offer a trade-off of wetland with land on the Stannard property.

Bill questioned if starting to work on the Strong School field soon will allow it to be playable for the next school year.

John Biddiscombe feels that the timing is good for pricing from the artificial turf companies. Because of the ongoing debate about artificial turf they will be reluctant to escalate their prices. John suggested that for the next meeting the Committee prioritize the project by what is important to get done the most, just in case cost estimates run over. He does feel that we should be in good shape to meet the estimates. He also suggested that the District ask the turf companies to provide a health impact study on their product. Health impact studies are being required of the facilities that already have artificial turf fields in place. We can make this a requirement of the sale.

Hugh said it is important to not react too fast and be short changed later. A single package bid is much more beneficial to contractors. He thinks we should look at the entire campus work as one project.

Ron asked if we can have options in the bid packet for different track surfaces. Hugh said this can be done by adding bid alternates, they can be adds or deducts, with separate prices for the work. Hugh said you can list different types of artificial turfs but he would not recommend listing a natural turf field and an artificial turf field on the same bid packet. Other possible alternates that the committee might consider could be the lighting, and the slab for the new building.

Hugh said it will be at least a couple of months before the bid packets are ready and then the contractors will have 3-4 weeks before the bid opening.

An application is being submitted with the State Traffic Commission. The additional parking spaces will be reviewed. The main issue for the State will be where the water drains to because we are creating more impervious surfaces.

John said the traffic may also become an issue at P & Z because it was a big part of the discussion around the Price Chopper debate. We need to be able to show that traffic will not impact peak times.

Separate bid packets may go out for the roofs and wells so that if possible the work can be completed this summer when school is not in session.

Ted asked if the money is going to be adequate to do everything that we want to get done. Hugh said that in theory it is, but there are many unknowns, especially when digging underground.

Hugh will keep the Committee apprised on any developments on the artificial track debate.

Betsy Gara said that the bill that was before the legislature for a moratorium on building artificial turf fields did not pass. They have asked the Department of Public Health to complete their own study. The DEP has also done one so any changes are not expected.

John asked Hugh if he will line up meetings with track surface companies so that several can present to the Committee on the same night.

The next meeting of the Building Committee will be on June 3rd at 5:30pm. at the Office of the Superintendent.

Respectfully submitted,

Sue Gaudreau