

## **Building Committee**

**June 3, 2008**

Members present: John Biddiscombe, Bill Currin, Betsy Gara, Gary Sawicki  
Also present: Rob Francis, Sue Viccaro (6:45pm), Hugh Pearson

The meeting was called to order at 5:40 pm.

On a motion by John Biddiscombe, second Gary Sawicki the minutes to the meeting of May 13, 2008 were unanimously approved.

Communications: Rob Francis said he has talked to many people and most are not aware of the difficulty the District is having with the referendum results.

Legislative Update: Bill explained that the District is hoping to get on the agenda of the special legislative session on June 11<sup>th</sup> to have the building project referendum validated.

Betsy said that at this point the only item on the agenda is a vote on the real estate conveyance tax. There is concern about other issues being attached to the agenda because once the legislators say yes to one item it will open them up to have to discuss other items as well. Local legislators are working on our behalf to get the item on the agenda but we may not know until that day if it has been accepted.

If the item is not discussed, the District will have to decide whether to start the process over again or wait until the next legislative session, next spring to have it approved then. The approval may not come until the end of the session in May.

John is concerned that the controversy over the synthetic turf fields will become more of an issue if the District is forced to wait on the project.

Gary spoke with a director in Guilford where a synthetic turf field is going through testing. He said they have tested the filler, the turf, the underlayment and the run-off and all are below detectable limits.

Bill feels that now that we may have more time, science may be on the side in support of the synthetic turf.

Prioritize Projects: Bill and Ron would still like to keep the project moving even though the timeline is unknown. Bill would still like to schedule meetings with P & Z and the Inland Wetland Commissions. They are tentatively scheduled to present at the July 16<sup>th</sup> P & Z meeting.

Bill asked if it was possible to start preparing the bids for the wells. Hugh said the well projects can get done anytime, but the approvals may not all be in place to get them completed this fall.

Rob Francis said he does not think the timeline will allow for the roofs to get done this summer any longer. If we bid the roofs in the fall or winter the project will be ready for next summer. Rob suggested a January bid, to get the best pricing and to be ready for the roofing immediately after school closes next summer. Hugh suggested an option to roof some of the smaller areas during the spring break could be included in the roofing proposals.

John suggested that the Committee use this “down time” to interview vendors for track surfacing and synthetic turf.

Bill asked if the tennis courts could be replaced as a stand-alone project. Hugh said if they are not a part of the entire project they will be more costly, it is an immobilization issue for the contractors.

An idea was proposed to get the track and field started this fall, let it sit over the winter, and then have it ready for the Shoreline Conference Meet in the spring. Gary is concerned that the entire soccer season on the field may be lost just for the goal of hosting the Shoreline Conference.

Hugh said the State Traffic Commission kicked back the application, looking for more information. They have up to 120 days to give their approval. The Commission wanted the maps on smaller sheets, they need more information on the bordering property owners and they need information identifying the District, not the Town of Durham as the owner. Once the Traffic Commission has the information they are looking for they will turn over the application to engineers for a second level of scrutiny.

Rob Francis said the District needs to decide how the hiring of a design team is handled. The Garland Company will be managing the roof projects. Rob said that as long as the firm’s fee is under \$10,000 the District does not have to go out to bid. The District has done business with Garland before.

The engineers for the wells would work under the Architect. Hugh said the well projects are mostly engineering. The architect would act as the project manager for the wells. Most of the money would go to the engineering firm.

Bob Melvin, a retired hydrologist and local resident, contacted Rob Francis and suggested that the District should hire a hydrologist to help locate the wells.

Hugh said the money allocated for the wells is always risky and the District will need a contingency plan if there are any problems drilling or locating water.

Bill Currilin said that he and Ron met with Bob Bascom and his partner, Pat Benjamin, to discuss the athletic complex. Mr. Bascom would like to be involved with the design and construction of the track facility. He has experience in installing tracks and line painting of athletic tracks. He

would like the opportunity to work with other local contractors on the complex. At the meeting they discussed several different track surface options.

John said he is uncomfortable with hiring someone to handle just one piece of the athletic project. He feels there needs to be one designer and one general contractor.

Betsy asked to get clarification on exactly what the District needs to go out to bid for. There was some confusion as to whether the athletic complex needs to be bid at all because the District will not be receiving State reimbursement on that part of the project.

Hugh said the District can place an ad in the newspaper looking for architectural and engineering firm's qualification statements. This information can include fees and it should focus on how the firm would manage the project. The committee can select a firm from the ones received.

Hugh was not comfortable with being asked to develop the scope of the project when his firm will also be submitting an architectural and engineering qualification statement to work for the District on this project.

It was decided that Ron will be asked to look at Requests for Proposals (RFP) from other districts and to create one for this project for architectural and engineering services for the athletic complex and the wells. The RFP should focus on the firm's qualifications, experience, the scope of services they offer and the cost of the architectural and engineering services. It was felt that there needs to be a coordination of the well and athletic complex projects and the firm hired should have experience with both types of projects.

The next meeting of the Building Committee will be held on June 17, 2008 at 6:00 pm at the Superintendent's Office. At that time the RFP will be reviewed by the committee.

The meeting was adjourned at 7:15pm.

Respectfully submitted,

Sue Gaudreau