

## HIGH SCHOOL ATHLETIC COMPLEX BUILDING COMMITTEE

### EDWARD E. KELLEHER LIBRARY

#### MINUTES

Monday-Tuesday

May 14-15, 2018

The meeting of the High School Athletic Complex Building Committee was called to order at 4:15pm by Chairman, Stephen Doret. Committee members present included Johanna DiCarlo, Sara Dullea, Amber Bock, Earl Storey, Brian Callaghan.

Committee members focused on fund raising for "Rangers on Track". Architect, Chris Huntress, is presently meeting with David White, contractor, to review the project for costs that can be reduced. A question was raised regarding the bleachers that were originally considered for 800 and are now being specified for 1200. Further fund raising details were discussed and suggestions offered for reaching alumni and class challenges.

This meeting will be continued May 15 when Mr. Huntress will be at the table to report on the Value Engineering meeting.

#### **MOTION**

Mr. Doret made a motion, seconded by Mrs. Bock, to reconvene this meeting May 15 at 1:00 pm when Mr. Huntress will be present to present his Value Engineering report. The Committee voted 5-0 in favor of the motion.

The Athletic Complex Building Committee reconvened May 15 at 1:00 pm. In addition to the above mentioned Committee members, Mr. Huntress was present as well as David White and Project Managers, Phil Lasker and Travis Kalberer.

Mr. Huntress reported he has reviewed Value Engineering issues and tightened up some specs. He reviewed the turf and pad specs and informed the Committee the vendor warranties are not always the same as those he prefers, especially with shock penetration and concussion issues. Fairmont will give the same warranty as the specifications "or equal".

Mr. Lasker stated there is no rubber whatsoever in the products suggested. Sprint Turf has a savings of \$12,000 if switched to sand. Astro Turf's is a saving of \$72,000 for the pad over both fields. They are willing to back up the same warranty. Pro Play has been used on a number of fields. Mr. Lasker feels there would be a \$12,000 savings on both fields.

Mr. Huntress suggested deleting the trench drain and letting the water go into the already installed collector drains. Savings-\$4,700. There is still a drainage system under the fields. An aqua drain on the upper field will drain the field – remove the trench drain, \$19,200 savings. Under the concrete sidewalk, the walkway will pitch onto the field and this will provide drainage. Many fields drain without the echo field drain.

A materials change was suggested for the walls on the down side of the hill. By not using tumbled mosaic block, there is a savings of \$15,000. Mr. Lasker suggested to have the revision to the Overlook itself. Use different stone (not tumbled) on the retaining wall. Mr. Huntress stated there would be no engineering changes at all. It would be purely aesthetics. Bringing the water line to the upper field is a \$15,000 cost. The Committee may want to consider portable water. Mr. Doret inquired about bringing the line with a stub and finishing the system later. He noted water to the upper field was promised at town meeting.

Mr. Lasker added the sidewalk around the upper field is concrete. Consider changing to asphalt. Concrete does hold up better, but the change could result in \$15,000 savings. Safety netting could also be considered instead of a wall. It could be pulled up for plowing.

Proposed is a 2 foot retaining wall for the upper field. Possibly a retaining wall along the front would suffice. A walk is needed behind the grandstand. The rest could be eliminated. Increase the height of the Hall of Fame wall to 6 feet and bring the grade to the walkway. The retaining wall in front would be 2 feet high. It would have to be double faced so that people could sit on it. A trench drain is in back of the wall. Eliminate double faced wall. The Overlook area is not changed at all. The retaining wall is 17 feet tall. It is not a fall hazard, so eliminating the wall would be ok. Drainage would not be necessary.

Mr. Huntress suggested the 12 foot concrete walkway could be reduced to 9-1/2 feet. By eliminating the wall, the drainage is eliminated, resulting in a \$55,000 savings with granite piers.

The Committee discussed ornamental posts with chains. The consensus was to take out walls and drainage and replace posts with benches, possibly for a year or two and then erecting a wall. It was noted a bench qualifies as handicap accessible.

The 1200 seat grandstand will be accessible from the upper and lower levels. If the bleachers are reduced from 1200 to 1000, there could be a \$30,000 savings. Mr. Doret suggested buying an 800 seat grandstand, but putting in a footings for 1200 seats to be able to expand the grandstand later. Gravel could be placed under the excavated stands. The grade would be the same for a \$3,500 savings. Loam that is to be removed will be delivered to the new town cemetery on Route 30. It will NOT be screened- \$10,000 savings. Other material to be removed from the banking is going to Route 20.

Mr. Huntress feels the changes in specs would not impact the design and the district is still getting what it wants. If further reductions are made, there will be an impact.

At this point, \$206,400 has been reduced from the project cost.

Mr. Huntress prefers to have the contract written and certified for \$4.3 million dollars to get started and to take the deductions out with a Change Order. The district must find the funds for lights and the alternates.

Construction needs to get started. Mr. Lasker listed the time elements needed for the grandstand and foundation. He will review the schedule to make sure there is agreement on the time line.

In Mr. Doret's opinion, the project should be authorized to go forward today at the \$4.3 million dollar scope of work. Start the shop drawings for a 1000 seat grandstand, making it expandable to 1200.

Mr. Lasker noted the David White Company has received a Letter of Intent with a start date of May 15 (today). The bid document has a start date of June 4. Mr. Doret noted nothing can be demolished yet to keep the aesthetics as much as possible for graduation. A project sign should be placed near the grandstand. The upper parking lot will be available through graduation. People may have to be shuttled for graduation. The last day for students is June 22.

Tuesdays at 1:00 pm will be the weekly scheduled construction meetings in the AD's conference room. May 22 is the next scheduled meeting. The DPW and Town Engineer will be invited to the meeting of May 22.

Cori paperwork must be presented for everyone on site and sent to Cindi Voorhees. Contact information for Cindi was provided. Tax exempt forms need to be mailed to Mr. Lasker. Irene Oliver, Director of Finance, will review all insurance requirements. To be reviewed in more detail by the Committee and Architect are the alternates: lights, shed and landscaping. The committee believes after review, those items will be authorized for execution within the contract.

It is Mr. Huntress's opinion he does not feel saving \$12,000 on the infill is worth it. He is not comfortable enough with the quality and putting it on the playing surface. The Committee also wishes to keep the water line to the upper field.

Mr. Lasker noted the light bases are in the base bid. This district will commit to the lights at some point. Mr. Lasker added he has to install the lights while he has a "lay down" area to place the lights.

Ms. DiCarlo asked whether the upper field will be up and running August 17 and the time line for track and field. Mr. Lasker will review the schedule. Substantial Completion is September 1; Final completion, September 30. The first night game is September 11.

Once the contract and schedule are determined, those are the dates the Committee will expect to be adhered to.

There were no questions on the minutes of April 9 and 30

#### MOTION

At 2:50 pm upon a motion by Mrs. DiCarlo and a second by Mrs. Dullea, the Committee voted unanimously to adjourn.

**NEXT MEETING MONDAY, May 22, 1:00 PM AD's CONFERENCE ROOM**