

**Public Building Commission**  
**Thursday, July 21, 2011 at 7:30 p.m.**  
**Special Meeting**  
**Council Chambers, Cheshire Town Hall**  
**Cheshire, Connecticut**

Members Present: Mr. John Purtill, Chairman  
Mr. Joseph Barba  
Mr. Art Crooker  
Mr. Keith Goldberg  
Mr. Michael McCardle  
Mr. Mark Nash  
Mr. Ronald Palumbo  
Mr. Vincent Robitaille

Members Absent: Mr. James Brennan

User Members Present: Mr. Robert Behrer, Turf Committee User Member

Others Present: Mr. George Noewatne, Operations Manager of Public Works  
Mr. Vincent Masciana, Director of Management Services, Dept. of Education  
Mr. Dave Dickson of Milone & MacBroom

Chairman John Purtill called the meeting to order at 7:45 p.m. Roll was called. There were sufficient members present to have a quorum of the Commission. Members recited the Pledge of Allegiance.

**DISCUSS AND POSSIBLY TAKE ACTION ON POOL BUBBLE REPLACEMENT.**

The Pool Subcommittee met starting at 4 p.m. today with the 2 bidders for a replacement bubble at the Community Pool. The 2 vendors are Arizon Structures and Yeadon Fabric Domes. The Subcommittee has made two motions that they are forwarding to the Public Building Commission for their approval.

**MOTION** was made by Mr. Nash that the Public Building Commission recommend, no matter which vendor is selected, that an independent, 3<sup>rd</sup> party, Engineer should be retained by the Town to review the set of drawings from the selected bubble replacement vendor, pull building permits and “stamp” their approval of the plans. The motion was seconded by Mr. Palumbo.

Discussion:

Chairman Purtill commented that the Town should expedite the retention of the Engineer so that if and when this proposal for the replacement bubble is approved by the Town Council and insurance company, it can move forward quickly. Mr. Palumbo commented that Arizon said they know a local Engineer. Mr. Noewatne asked if the Commission would like to use the original Architect and Chairman Purtill replied no, suggesting that Ms. Adams, the Pool Coordinator, contact the bubble installer for suggested Engineers. Mr. McCardle asked about the support structure for the bubble and Mr. Noewatne replied that they will be re-building the old support structure.

VOTE: The motion carried unanimously, 8 - 0.

**MOTION** was made by Mr. Nash that the Public Building Commission recommend the Town proceed with Arizon Structures as the selected bubble replacement vendor with their bid price of \$202,680 as long as their references check out and due diligence is followed. The motion was seconded by Mr. Robitaille.

Discussion:

It was noted that Yeadon Fabric Domes' bid is pretty much \$300,000 after it is all added up and compared to Arizon Structures' bid. There were some additional options in both bids, regarding HVAC, lighting and door options. Commissioners agreed that they would like at the HVAC and lighting options in the future but for now they needed to focus on the bubble replacement. The next steps for the Town, if the Town Council gives their approval, will be to hire a design professional to review Arizon Structures' design plans; then work with Arizon Structures and the insurance company. The next Town Council meeting is July 27<sup>th</sup>.

VOTE: The motion carried unanimously, 8 - 0.

**DISCUSS AND POSSIBLY TAKE ACTION ON TURF BIDS**

Mr. Behrer of the Turf Subcommittee was present to speak to the Public Building Commission. He stated that the Turf Subcommittee met on July 18<sup>th</sup> to review the 5 bids that were returned for the proposed High School football field and track improvement project. A synopsis of the 2 lowest bids was done, which were from H.I. Stone and R.A.D. Sports and it was determined that they were within \$1,700 - \$1,800 of each other for just the base bid of the synthetic turf field. The difference between the 2 bidders comes in under the track improvement pricing, which is almost \$15,000.

H.I. Stone has the lowest base price. If the Town Council decides to go ahead and re-surface the track around the Cheshire High School football field at the same time as installing the synthetic turf field than R.A.D. Sports is the lowest overall bidder for the combined projects. Milone & MacBroom weighed the various sections of both of the bids, with regards to the track project. A copy of Milone & MacBroom's analysis was provided to the Commissioners. Mr. Nash stated that the Turf Subcommittee is recommending if only the field is done, the Town should go with H.I. Stone as the lowest bidder at \$857,100. If the Town Council approves doing the field and track projects together now, than the Subcommittee's recommendation is to go with R.A.D. Sports for the combination

project, as the lowest bidder at \$1,043,800. It is up to the Town Council at this point, as to the direction they would like to go on this project.

Mr. Masciana, Director of Management Services for the Department of Education provided commissioners a chart of the "Cheshire High School Main Gate Field Project" revenue and cost overview for the Field and Track project:

#### Total Project Overview

##### Revenues

DEP Grant	\$ 525,000	Fixed
2009/10 Track Appropriation	\$ 150,000	Fixed
Turf Fundraising Committee	\$ 270,610	TBD
<u>Additional TC Appropriation Needed</u>	<u>\$ 188,890</u>	TBD
Total	\$1,134,500	

##### Costs

Base Bid – RAD Sports	\$ 858,000	(includes \$142,190 for South D Zone drainage & site work)
Track Improvements – RAD Sports	\$ 185,000	(\$175,000 plus \$10,000 contingency for asphalt repairs, if needed)
Milone & MacBroom Fees Total	\$ 50,700	(\$11,700 of this is for track portion of project)
<u>Contingency for Turf Project</u>	<u>\$ 40,000</u>	
Total	\$1,134,500	

#### Track Reconciliation

##### Revenues

2009/10 Track Appropriation	\$150,000	
<u>Additional TC Appropriation Needed</u>	<u>\$188,890</u>	(\$175,000 was requested in the Capital Budget)
Total	\$338,890	

##### Costs

South D in Base Bid – RAD Sports	\$142,190	
Track Resurfacing Alternate – RAD Sports	\$185,000	(\$175,000 plus \$10,000 contingency for asphalt repairs)
<u>Milone &amp; MacBroom Fees Total</u>	<u>\$ 11,700</u>	
Total	\$338,890	

**MOTION** by Mr. Behrer that if the Town Council is only going to approve the synthetic field and D zone work at Cheshire High School, than the Public Building Commission would recommend using H.I. Stone, as the lowest bidder at \$857,100. The motion was seconded by Mr. Nash.

##### Discussion:

Commissioners commented that the number of disparity is amazing between the two lowest bidders on a line by line basis, even with the bottom number for just the field work coming in so close. Mr. Behrer commented that when contractors require payments may have something to do with the line item differences.

Chairman Purtill suggested that the Commission change the motion before them to state that the Public Building Commission recommend that the Town Council move forward to do both the field and track projects, with R.A.D. Sports, with an explanation of the financial reasoning. If the Town Council does not approve both projects, than H.I. Stone should be used for just the synthetic turf project. Mr. McCardle asked if the lowest bidder has to be recommended and he was told yes.

It was noted that both companies have said they can meet the timeline proposed for this project.

VOTE: It was agreed that the original motion brought forward by Mr. Behrer should be withdrawn.

**MOTION** by Mr. Nash that the Public Building Commission recommends the installation of the synthetic turf and replacing / resurfacing of the track at Cheshire High School by R.A.D. Sports, with a lowest bid of \$1,043,800, based on economics and efficiency. If both projects are not approved to be done this Fall than the Public Building Commission would then recommend using H.I. Stone, as the lowest bidder at \$857,100, for the synthetic field and D zone work at Cheshire High School. The motion was seconded by Mr. Behrer.

Discussion:

Mr. McCardle commented that he is not prepared to tell the Town Council to do the whole project if they are not ready to do it. Mr. Nash explained that it would cost the Town more money and would double the work, if the track resurfacing is to be done later, especially with the deal that is being offered and the condition of the track currently. If the track is not resurfaced soon, than it will at the minimum need repairs and patching done.

Mr. Masciana noted that it will cost \$185,000 if the track is resurfaced now. He stated that in March of this year he received a bid of \$250,000 from Dalton Enterprises to only resurface the Cheshire High School track, it would not provide any drainage work. If we do this now, it would be a better track surface for less money. It was further explained that if the track and field were done together, it would really give the contractor the ability to really get the drainage right and not have to retrofit it. Overall it is a better price and will be a better job if the two projects are done together.

Chairman Purtill asked if the work would be done simultaneously or if the track work would continue after the turf installation? Mr. Masciana noted that the contract has a completion date of October 14<sup>th</sup>. At this point it is not likely that Music in Motion and the majority of football games will be held on the High School Field this Fall.

Mr. Dickson from Milone & MacBroom stated that in the bid specifications, the Town Attorney included language about if additional time is needed to complete the projects, if the track and field are done together, than the additional time cannot exceed 30 days. It was noted that the August 3<sup>rd</sup> start date is critical to get the project underway and completed on time.

Chairman Purtill asked why should this project be done now, instead of in the Spring or Summer next year? Mr. Dickson replied that the price of rubber is going up; it is unknown what it could cost the Town if the track project is held up until next year. It is possible the price would increase 5 – 10% if it

were done next year. It was also noted that if the two projects were done at separate times, it would never look right because the track will have to be cut into and patched for the field work now. If the track is done at a separate time there will be obvious surface differences on the track.

VOTE: The motion carried unanimously, 8 - 0.

Mr. Behrer noted that fundraising committee for the turf has recently raised over \$20,000 from residents to help with the project, in addition to the over \$270,000 already raised.

### **ADJOURNMENT**

Mr. Nash moved to that the Public Building Commission adjourn at 8:25 p.m. The motion was seconded by Mr. McCardle. VOTE: The motion carried unanimously, 8 - 0.

Respectfully submitted,

Mr. John Purtill, Chairman  
Public Building Commission

Attest:

Tracey Kozlowski  
Recording Secretary