***ATHLETIC COMPLEX BUILDING COMMITTEE EMERGENCY MEETING***

***MONDAY, AUGUST 27, 2018 – 7:00 P.M.***

***DERBY CITY HALL – JOAN WILLIAMSON ALDERMANIC CHAMBERS***

***MINUTES***

Rob Hyder called the emergency meeting to order at 7:11 p.m. All rose and pledged allegiance to the flag.

**Roll Call**
Present: Tom Abel, Chantal Gerckens, Anthony DeFala, Paul Mengold, James Benanto, Kenneth Marcucio, Sr., Peter M. Olenoski, Jr., Dennis O'Connell, John Netto, Rob Hyder, Keith McLiverty (arrived at 8:30 p.m.)

Absent: Ken Hughes, Ron Sill, Andy Mancini

Mr. Hyder said the committee called for an Emergency Meeting due to the letter received from Kaestle Boos Associates, Inc., regarding the anticipated work stoppage of the Derby High School Athletic Field Renovations.

**PUBLIC PORTION**
Mr. Hyder asked three times if anyone wished to address the committee. Hearing no requests the public portion was closed.

**APPOINTMENT OF TEMPORARY CHAIR**
Mr. Hyder said Mr. McLiverty is running a little bit late.

***A MOTION*** was made by Mr. Abel with a second by Mr. O'Connell to appoint Mr. Hyder as temporary chair until Mr. McLiverty arrives. ***Motion carried.***

**EXECUTIVE SESSION**
***A MOTION*** was made by Mr. Netto with a second by Mr. Mengold to go into Executive Session at 7:13 p.m. to discuss the property acquisition inviting Dr. Matthew Conway, Superintendent of Schools, Eric Roise – Kaestle Boos Associates (KBA) and Mario Longobucco, Caldwell Banker Commercial. ***Motion carried.***

The meeting returned to regular session at 7:39 p.m.

**REVIEW OF CHANGE ORDERS – DISCUSSION/POSSIBLE ACTION**

- ***SKC – 1.1 Storm Water Revision***

Redesign of the base bid storm water system due to the discovery of a 12" and 18" RCP. Proposal is to remove and dispose of the 12" and 18" SCP at an average 8' depth, removal and disposal of existing catch basins, installation of additional manholes, revision to existing manholes due to increase in pipe diameter and the installation of 15" HDPE solid and 10" HDPE perforated as per project plans and specifications.

- Demolition - **$1,310.00**
- Remove and Dispose 12" RCP, 8' average depth - **$27,021.40**
- Remove and Dispose 18" RCP, 8' average depth - **$39,548.80**

*Pipe & Structure Revisions*

- Manholes – Deduct 30' square manhole – No. 3 & 4 and 30" square storm manhole – 5.67' average depth - **<$2,914.00>**
- Install – 4' diameter manhole – 6.81 depth - **$2,454.00**
- Install – 5' diameter manhole – 5.40' & 8.73' depths - **$5,337.00**
- Install – 30" square storm manhole – 7.83' average depth - **$4,660.00**
- Deduct 12" diameter HDPE, Solid 5.48' average - **<$14,997.30>**
- ADD 15" diameter HDPE, Solid 5.48' average - **$24,666.72**
- ADD 10" diameter HDPE, Perforated - **$22,730.04**

**GRAND TOTAL - $109,816.66**

It was noted that on the property drawing there is a black line under the home bleachers (base bid) where the drainage went and that's where the uncharted pipe was found along that strip and it extends much further to the north and south. There's also a structure at the fifty yard line that is intercepting everything and it crosses the field. There were (2) 12" pipes coming down the slope from the school, which never showed up on the survey and the pipe size had to be increased.

❖ ***Rates for Rock Hammering and Disposal***

Rates for hourly equipment, operator and disposal rates for the hammering, removal, and disposal for rock in conflict with proposed earthwork operations. A mini excavator equipped with rock hammer will be supplied to perform all rock breaking. An additional machine is required for the operation to remove broken rock from work area and load trucks for disposal.

Unit Pricing:

- Mini Excavator with Hammer - $362.20 per hour
- CAT 315 Excavator - $252.73 per hour
- Rock Disposal – per cubic yard - $40.83 cy

Rock was found along the front of the home bleachers. This is where the trenching for the storm water is going. Rock was also found on the south end of the track into the slope. It was noted that the track had to be moved because of the other project in addition to losing a field.

❖ ***Delay due to Land Acquisition – Revised***

Delay caused by the City not owning the property and delays with building demolition are having an impact on Turco Golf's project schedule. Turco Golf says they cannot perform earthwork operations, materials submissions, or subcontractor work until the property is purchased.

**DAILY RATE FOR EQUIPMENT**

**From 7/2/18 to 8/9/18 – 27 Working Days (Based on the use of Blue Book Rental Rates)**

| Description | Daily Rate | Est. Operating Cost | Daily Total | Delay | Total Loss |
|---|---|---|---|---|---|
| JD 750 LGP | $600 | $50.75 x 8hr = $406 | $1,006 | 13 days | $13,078 |
| CAT 320 Excavator | $570 | $48.25 x 8hr = $386 | $ 956 | 04 days | $ 3,824 |
| CAT 315 Excavator | $510 | $38.75 x 8hr = $310 | $ 820 | 21 days | $17,220 |
| Hitachi EX 80 Excavator | $360 | $22.70 x 8hr = $182 | $ 542 | 15 days | $ 8,124 |
| Dirt Roller | $400 | $32.65 x 8hr = $261 | $ 661 | 13 days | $ 8,596 |
| Articulating Rear Dump | $475 | $29.50 x 8hr = $236 | $ 711 | 03 days | $ 2,133 |
| John Deere Loader | $544 | $48.25 x 8hr = $386 | $ 930 | 03 days | $ 2,790 |

**TOTAL LOSS - $55,764.60**

A question was asked at what point did the contractor think that the property was not acquired. It was noted that the contractor was told that he could not work on the property. The contractor prepared to have that property cleared the first week. The committee asked the contractor how many projects have they completed exactly on the deadline and where are those projects located. The contractor said he would prepare that information. The committee members then asked the contractor on what date was he informed him that he could not work on the property. The contractor said it was the beginning of June. The committee then asked the contractor when he made anyone aware of the fact that he would stop work on the project. The contractor said he made the statement a number of times that they needed to have that property acquired for them to continue work. The contractor will not work on that parcel of land until permission, ownership or an easement is received. Kaestle Boos said they were not thinking this was a delay until they got the letter. The committee said the only communication going on is between Turco Golf and Kaestle Boos – this committee is not being properly informed. There have been several meetings and the committee is just now finding out about this delay. Three to four weeks have gone by and delays and costs were building up and we were never informed. Kaestle Boos has never informed the City about this situation and that is why this emergency meeting had to be held. Mr. Roise said you're having the emergency meeting because you don't own the piece of property and the contractor is going to run out of work by the end of next week. The delay in the land acquisition is going to bring the project to a halt. The committee asked if the contractor is working around the parcel of land how can it be a delay if you're getting other work done. The committee then reviewed the actual number of "lost" days noting that some days probably had no work due to weather issues. Mr. DeFala said he has a real problem with KBA from an engineering aspect with the contractor finding these issues – rock, pipes, etc... this needs to be addressed. The committee all agreed that the property issue needs to get resolved.

- ***Proposal for Drainage Pipe Removal and Additional Work***

Proposal for the removal, disposal, and backfill of an existing 6" corrugated metal drainage pipe, installation 10" HDPE perforated drainage pipe (extension of SKC – 1.1 Storm Water Revision) and removal and disposal of a utility pole in conflict with earthwork operations. All backfill for removed drainage pipe to meet M.05.01 as per plans and specifications.

Pricing as follows:

- Remove and dispose 6" corrugated metal pipe and remove and dispose 6" corrugated metal pipe 1.5'd - **$10,180.20**
- ADD Storm water extension. 10" dia. HDPE, perf. - **$1,600.51**
- Utility pole removal and disposal - **$950.00**

**GRAND TOTAL - $12,730.71**

The committee members discussed all the proposed change orders. One suggestion was to get the property issue finalized and then complete the digging before anything else is approved. It would be better to get it all opened to make sure we don't run into any more obstacles and have to re-design it again. Mr. Benanto stated that the committee needs to be kept up to date on changes and not get to where there needs to be an emergency meeting. Mr. Roise said construction meetings are held on Wednesdays and he sends the minutes to Keith and Patty*. *Keith McLiverty arrived at this point in the meeting.*

**EXECUTIVE SESSION**

***A MOTION*** was made by Ms. Gerckens with a second by Mr. Abel to go into Executive Session at 8:31 p.m. ***Motion carried.***

The meeting returned to regular session at 8:51 p.m.

The committee asked a question regarding the restructuring of the drainage. Is there room to accommodate anything should you hit something else? The contractor said he hopes that they don't find anything else. He said it's not so much the gallons per minute it's more or less the diameter of the pipe. The committee is concerned that this is done properly since there is no more money to go at it again.

***A MOTION*** was made by Mr. Benanto with a second by Mr. Netto to pay a Not to Exceed cost of $90,500.00 for the rock removal at the end of the track. ***Motion carried.***

***A MOTION*** was made by Mr. Netto with a second by Mr. Abel to pay a Not to Exceed cost of $109,816.66 for the SKC-1.1 Storm Water Revisions by the home bleachers. ***Motion carried.***

***A MOTION*** was made by Mr. Benanto with a second by Mr. O'Connell to approve the Land Transaction of 323 Hawthorne Avenue, Derby, CT in return for reasonable landscaping modifications to 323 Hawthorne Avenue, Derby, CT at a reasonable cost to the Athletic Complex Building Committee.

**DISCUSSION ON MOTION**

What are reasonable landscaping modifications? It is believed that they would be looking for basic re-seeding, etc...nothing elaborate.

***MOTION CARRIED.***

**ADJOURNMENT**

***A MOTION*** was made by Mr. Mengold with a second by Ms. Gerckens to adjourn the emergency meeting at 9:15 p.m. ***Motion carried***.

Respectfully submitted,

Patty Finn

Patty Finn
Recording Secretary

***THESE MINUTES ARE SUBJECT TO APPROVAL BY THE ATHLETIC COMPLEX BUILDING COMMITTEE AT THEIR NEXT MEETING.***

****I have never received minutes from the construction meetings. I have requested that Kaestle Boos send me all the minutes and I will distribute them to the committee.***