

MINUTES

Monday, January 24, 2011 - 6:47 P.M.

Special Meeting

Mayor Jeffrey Slavin, Council members Bill Farley, Cathy Pickar (arrived 6:52), Alan Proctor (arrived 6:58), Marnie Shaul, Barbara Zeughauser and Administrative Assistant began the meeting at 6:47 p.m. Present during all or portions of the meeting were Teke Wiggin with Patch.com, Lou Balodemas, Peter Noonan from McInturff Architects and Barbara Condos, Jack Frink – residents of Somerset. Council member Bill Farley left the meeting 7:18 p.m.

POOLHOUSE RENOVATION PROJECT UPDATE

Peter Noonan brought several samples of material for the Council to review and in some cases approve. The Council reached agreement on all items shown except the tiles. The first item Peter showed was the solid wood planks that would be installed on the ceiling. Next was samples of the cedar wood shingles that would be installed on the upper facing. He also showed a sample of black asphalt roof shingles. He said that the shingles would not be very visible and that there would be plenty of ventilation so that heat absorption would not be a factor. Exterior lower walls by the kitchen– would have charcoal colored smooth battens and the interior walls would be the same smooth battens as the exterior except in arctic white color. The sun deck – would be timber tech in light charcoal color. The inside deck – kitchen area and covered walkway on backside of pool house would be in dark charcoal tile. The final item that was shown was the bathroom tiles. Peter showed 6x6 tiles that he recommended to be used in the perimeters on the inside of the showers since they had a slight slope that would cause the water to flow towards the drain. He then recommended the interior of the shower floors and the rest of the bathroom would be in 4x4 tile manufactured by the same company that did the 6x6 sloping tiles. Clark Baugher, the Town Pool Management contractor, had recommended that the Town put down 2x2 tiles from a different company. He felt the tiles he recommended were good for traction in the bathroom. The office and entrance area would be in 12x12 tile in the same color that was being used in the bathroom floor. The Council decided that a decision on the bathroom tiles would be made in the February council meeting after Lou Balodemas meets with Clark and gets his input on the new tiles. The counter and sinks would be corrian – colors to be picked at a later date.

Town of Somerset pool renovation project consultant and project manager Lou Balodemas gave an update on the current construction project schedule.

Completed Work: Excavation, soil remediation, and piping rough in were completed at the wading pool. Excavation, soil remediation and footings were completed for the new basement. Basement masonry wall are nearing completion and TW had the mason add workers recently in an effort to accelerate the project. Steel columns were fabricated and are being stored at the erector's yard awaiting installation.

Schedule for the Month: Install wading pool shell. Install steel columns and beams. Frame exterior walls. Install roof trusses. Multiple trades are unable to function together on the building until the roof is complete. Replacement of the concrete pool deck along the west side is still waiting Phase 2 site approval. Norm Knopf reported to Lou that the Planning Board staff had approved the FCP and Easement documents. Knopf and Brown were arranging to have these documents picked up and sent to the Courthouse for filing/recordation. Once we have the recording receipt Maryland-National Capital

Park & Planning Commission will then notify the Department of Permitting Services to arrange permit issuance. Lou also recommended 6 foot high black fencing to be extended along the west side (diving well area). It was recommended to be a more transparent and economical alternative to the metal picket rail that has been proposed in the design. Cathy Pickar requested that McInturff show a more visual display of the fence.

Lou has gotten some bids for the new security system, but still is waiting on other bids to come in. He is also working with TW on locating a meter that can be hooked up to the pipes that will be dumping the backwash into the sewer system. Previously this backwash was being dumped into the creek.

Approved Project Change Order (PCOs) to Date: \$44,125. Three PCOs are currently under review. PCO 16 is for \$12,000 and would not add any days to the schedule – it is not yet approved – will be presented at the next council meeting in Feb.

The second PCO 17 is for \$35,000 and would add seven days to the contract. This PCO is for undercutting and replacing unsuitable soils at the footings below the sun deck. Unsuitable soils were found under the wading pool and under the new basement. These soils have to be removed before a foundation can be constructed which will add significant cost and time. The additional cost associated with the unsuitable soils was not an item that construction bidders were asked to include in their bid to the Town because the amount of unsuitable soils that needed to be removed could not be quantified. Bidders would have been required to devise an arbitrary dollar amount and cubic feet that would need to be removed. The Town knows the exact amount of dirt that is being removed and the amount of lean concrete that will be poured for the foundation because the Town will pay by the cubic foot. The current contract completion date was May 6, 2011 with PCO 17 the new completion date would be May 13, 2011. Lou stressed that TW was still working to meet the original completion date of May 6th. Marnie Shaul **moved** to approve PCO 17. Vote: For: 4 Against: 0. Motion passed 4-0.

Pool Path: PCO 18 is a 10k credit for the deletion to the proposed new concrete sidewalk and handrails on the south side of the driveway entrance. The Council members seemed to support creating an extension to the existing mulch path in lieu of a concrete sidewalk. The Town will receive a credit for this expense if the concrete sidewalk is not installed. Lou is going to do a drawing showing the mulch path for the next council meeting. Once this decision is made the council wants to make it public so that the residents can weigh in. Marnie Shaul **moved** to approve PCO 18, the deletion of concrete sidewalk which is a credit of 10K and replacing it with mulch. Vote: For 4 Against: 0. Motion passed 4-0

The original contract with TW was for \$1,879,443 plus the \$79,015 in approved PCO's (\$44,125 plus \$34,981 (PCO 17)) for a total cost of \$1,958,548. As of the invoice #5 to be paid by Jan. 26th in the amount of \$180,536 will be \$606,129 less retainage fee of \$60,613 for a total payment of \$545,517. The total project cost to date is still at \$2,571,407.

VIKA Service Agreement: Project engineering firm VIKA submitted an invoice for \$23,234.76, which would bring them over the amount remaining in the budget- \$18,362. The invoice also included some miscommunications between VIKA, TW and the concrete pouring company. Alan will be talking to VIKA to see what is going to be outstanding in the future so that the Council can vote on a revised contract and budget.

Marnie Shaul also brought up the discussion on Lou Balodemas' contract. The current outstanding bill will be using up most of the balance in the budget. Lou will be doing a revised budget proposal that he will present at the next council meeting.

Marnie Shaul and other council members requested that we increase the allocated time to Pool Construction Update on the next council meeting from 10 minutes to 20 minutes. Also we need to add to the agenda 2 items: 1. Review of VIKA proposed increase to current budget and 2. Review of Lou Balodemas, pool consultant, proposed increase to current budget.

ADJOURNMENT

Marnie Shaul **moved** to adjourn the meeting at 8:50 p.m.

Prepared by Nicole Ventura – Admin. Assistant