

# MINUTES

## **Monday, March 21, 2011 - 7:30 P.M. Special Meeting - Pool Update**

Council Members Marnie Shaul, Alan Proctor, Barbara Zeughauser, Bill Farley, Cathy Pickar and Clerk-Treasurer Josh Russin began the meeting at 6:46 p.m. Present during all or portions of the meeting were Lou Balodemas (Town Consultant), Geert Visscher (Contractor), Jerry Therrien (Contractor) & Julia Heine (Architect). Mayor Jeffrey Slavin was absent. A quorum requires three or more members to be in attendance.

## **POOLHOUSE RENOVATION PROJECT UPDATE**

Council Member Proctor reported to the Council that the weather has been a challenge for the contractor.

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

**Completed Work:** The construction billing is 51% complete. The building is under roof. Roof trusses and roof decking were installed. Steel posts have been erected for the shade pavilion on the east terrace. Excavation and prep work related to the two bio-retention areas have been started.

**Schedule for the Month:** Continue work on the following projects: Waterproofing of the basement walls. Jerry Therrien noted that this has taken longer than anticipated due to the amount of snow and rain this season. Also soil conditions have not allowed the ground to dry fast enough to allow the workers to safely access the trench around the foundation. Waterproofing is a 3-day project. The failure to waterproof the basement has limited the amount of exterior work that can be completed on the structure. The contractor has installed tarps around the trenches in an effort to block the rain. If there are problems with the soil that is used to backfill the trench around the foundation, the contractor may have to wait a little longer to source the right soil or use gravel, which may be an additional cost.

**Construction Schedule:** The contractor stated that the current contract project completion date is May 24, 2011, which includes the approved project change orders. This completion date does not include any weather related delays. Site work has been an issue. Ongoing site work includes the East Terrace, Upper Terrace, the bio retention pond and waterproofing the basement. Jerry Therrien believes the Town needs to prepare a contingency plan because the pool project may open 2 weeks late due to weather conditions that are affecting the completion of the site work. Lou Balodemas thought the project completion date of 2 weeks behind schedule is optimistic, and said he thought a 4-6 weeks delay was more likely. The contractor is considering working on Sundays.

When asked how the project could be speeded up, the contractor informed the Council that maintaining the pedestrian walkway is limiting contractor's access to the facility. The contractor has already requested pool bridge/pedestrian path closure for 1 week so Pepco can drill conduit under the center of the bridge to restore power service to the pool house. Keeping the bridge/walkway closed for a longer period of time could help the project move more quickly. The Council agreed that a path closure may be necessary and the contractor will give the Town

advance notice when the closure needs to take place.

Retainage: The Town holds 10% of the work completed, which currently stands at \$101,760. The contractor has completed 50% of the project and the contract allows the Council to reconsider reducing the level of retainage to 5%. Council Member Proctor **moved** to pay half of the retainage contingent upon the architects' recommendation. Vote: Proctor, Pickar, Shaul and Zeughauser in the affirmative, Farley in the negative. Motion passed 4-1. Council Member Farley did not feel confident in voting for this without additional info.

Pool Furniture: Julia Heine from McInturff presented furniture selection. Julia recommended 32" tables with a pedestal base. The pool house currently has 3 types of chairs that are made of vinyl. The Council supported mixing chairs with & without arms. The Council asked McInturff to find out if the chairs and tables are on the General Service Administration (GSA) schedule to see if the Town can get the GSA product price (which is typically at a discount). The architect will come up with a proposal and locate a sample. The Council has come up with an initial estimate of 28 chairs with no arms (not teak), 16 with arms (with teak) (44 total). They also selected 2 round tables and 8 square tables (10 total). The Council is anticipating spending approximately \$12,000, which is about \$7,000 over what is in the budget.

Potential Construction Cost Changes: Mr. Balodemas highlighted several outstanding additional construction costs that are in design or currently being priced by the contractor.

- Relocate, rewire, replace pool light transformer – The wiring was not up to code and needs to be properly grounded and sealed. An initial bid came in and is under review.
- Repair stonewall at the west pool deck.
- Repoint existing stone wall at east terrace
- Paint existing and new support steel under the bridge – there was discussion that the Town staff may be able to paint the bridge in lieu of the contractor.
- Signage
- Backfill
- Conduit installation for Verizon from the pole to the basement.
- Return wall at the north end of the east terrace.
- Adding secondary backwash drain line to wetland – this is something that is deemed prudent to do.
- Pool house entrance sign – this is something that can wait.
- Storage space under the ramp.
- Additional stone and drain tile under the east terrace.
- Clean out the sewage ejector pit and service pump – this has never been done before.
- Rewire lights along the path south of the pool house.

These items are estimated to result in an additional \$100,000 in PCOs. The PCOs cover a few items that are deferred maintenance. It was suggested that items, such as storage under the ramp, could potentially be eliminated, depending on costs. Mr. Balodemas estimated that soft costs are over by about \$35,000.

So far the Town has approved a total of 34 project change orders at an additional cost of \$177,318. Many of these changes were the result of County permit requirements, items related to poor soils, and other variables. The additional anticipated PCOs would bring this total to about \$277,000. With the \$35,000 overage in soft costs and \$77,000 in PCOs, the Council discussed using \$100,000 from pool house pipe replacements (which did not need to be replaced) and applying this toward the extra PCOs and soft costs.

The next Special Council Meeting will take place on Wednesday, April 14th at 7:00 pm.

Additional information pertaining to the consultant report is attached.

Council Member Pickar **moved** to adjourn at 9:28 pm.

Prepared by Josh Russin, Clerk-Treasurer