

Meeting of the Waterbury Select Board and Building Design Committee
Thursday April 2, 2015
St. Leo's Hall, 2:00pm

Present: B. Farr, W. Shepeluk, Z. Gordon, A. Nelson, J. Quinn, B. DeLaBruere, M. Poley, A. Tuscany, C. Viens, M. Frier, M. Kasamatsu, A. Imhoff, M. Mientka, E. Coffey, D. Luce, H. Grenier, D. Schneider, T. Wood, J. Brown, M. Frier, H. Grenier, C. Nordle.

The meeting commenced at 2:00pm.

Bid Opening for the Different Trades for the Municipal Building
Insulation

Bugbee: \$99,400
Energy Alternatives: \$79,000 (notes included)
Shay Insulation: \$99,950 (notes included)

Flooring

Future Floors: \$81,830 (alternates on hardwood floors, notes included)
N. E. Floor Covering: \$75,080 (alternates on hardwood floors, other clarifications)
Elegant Floors: \$80,639 (alternate on hardwood flooring, with scope sheet)

Painting

Russ Wood Decorating: \$25,713 taping \$95,276 painting
\$3,700 performance bond, deduct \$10,085
Top Dog Painting: \$25,000 taping \$112,000 painting
Deduct \$14,000 Alternate deduct \$700

Sprinkler Systems

Tri-State: \$194,600 \$5,840 performance bond, alternate \$2,100
Fire Tech: \$88,700 \$1,464 performance bond
Alternate \$900, vault system \$40,000
No. Country Fire Protection: \$65,285 does not include vault system
Hampshire Fire Protection: \$141,000
\$1,850 performance bond, alternate \$3,000

Mechanical

A. Cooper: \$818,900 \$10,664 performance bond
NE Air Systems: \$ No bid bond
Avonda Air Systems \$ No bid bond
Vermont Mechanical \$819,117 \$9,965 performance bond

Electrical

Norway & Sons: \$396,396 \$2,300 performance bond
Omega Electric: \$519,285 \$5,900 performance bond
Mike's Electric \$460,000 \$5,700 performance bond

Framing

Northeast Frames & Finish \$196,720

Demolition and other bids under \$100,000; no more bids opened.

Note: Next steps will be to review clarifications and make the awards, and then develop the GMP based on low bids.

Select Board Business Minutes

C. Viens made a motion to approve the minutes of the March 5th meeting. The motion was seconded by M. Frier and passed unanimously.

Public

No public comment

Discussion on Tentative Budget

B. Farr reported that the Town received a grant of \$100,000, of which \$85,000 will go towards this project. As of right now, there is a budget shortfall of \$131,584. H. Grenier reported that the capital campaign is in very good shape, and can cover the shortfall that appears in the budget.

J. Quinn reported that roofing and elevator trade bids have been extended out and will be opened publicly at next meeting. A. Nelson stated that the numbers on the mechanical and sprinkler systems need to be proved as there is such discrepancy, and that the vault systems need to be reviewed. J. Quinn explained that the mechanical, electrical, and sprinkler systems required a bid bond and P & P bond. The final bid numbers will be hashed out by next Thursday.

T. Wood asked if a category could be re-bid. ReArch answered in the affirmative. Only one framing bid has been received.

A. Nelson asked about market conditions. J. Quinn stated that there are a lot of projects being bid on, in the area of 4 to 5 large projects per week. It is a busy bidding period.

The guaranteed maximum price will be approved next week. B. Farr asked if Select Board has a preference for meeting time on April 9th. The meeting will be at 7:00pm on April 9th at the Main Street Fire Station.

Discussion on Alternate Parking Area Treatment

C. Viens previously asked about changing parking lot construction specifications. It was suggested to get cost on the base project prior to a decision. A. Nelson has discussed the foam system with the Village of Essex and 2 inches of spray foam is estimated at \$54,000, but spray foam is not recommended. Discussion followed about the process. W. Shepeluk stated that the parking lot at 51 South Main has not shifted since it was paved in 2008, and that it was well constructed. D. Schneider suggested that the topic be deferred until pricing is finalized next week. The soils have not been sampled under the current library parking lot. C. Viens suggested using tailings versus crushed gravel, however the best way to prevent frost is to use foam. A. Nelson stated that to go the foam route, someone would have to be hired to study and reengineer the paving plan and it would be more costly.

Review Potential Items to Consider for Deferred Work or Alternate Materials to Reduce Price

This agenda item was passed over as the library capital campaign has agreed to fund the budget gap, and any additional potential overages will be known next week.

Discussion on Act 250 Permit and Project Start Date

B. Farr reported that the Fire Safety and Act 250 permits have been received. There is still a question on the fire rating on the vault. The Act 250 permit is clean, and the original schedule was to start on April 13th. There is a ground breaking ceremony on Monday April 13th at 10:00am. The issuance date of the Act 250 permit was March 27th. The first 2 weeks of project work will be to mobilize equipment, begin demolition of the back end of the Jane's

House, and start the early phases of site work. Demo will start the week of April 20th. The Act 250 permit has a 30 day appeal period. The appeal period expires 2 weeks after the estimated start date. E. Coffey stated that he has no intentions of moving forward with an appeal to the Act 250 permit. The Select Board will decide whether or not to move forward on April 9th once the GMP is known.

Other Business

J. Brown suggested it might be beneficial to remove some of the asphalt at the library and see what type of soil is underneath. Walker Construction will be there next week to remove contaminated soil and can punch a hole on the parking lot.

There will be a Winooski Street neighborhood meeting with the construction manager on April 13th at either 4:00 or 5:00pm.

B. Farr reported that there will be weekly construction meetings at 8:30 on Wednesday mornings once construction has started. The Building Design Committee will no longer need to meet. She thanked the committee for their hard work.

There being no further business, the meeting adjourned at 3:10pm.

Respectfully submitted,

Carla Lawrence, Town Clerk

Approved on April 6th, 2015