

SPECIAL MEETING MINUTES
BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE

7:00 p.m., MEETING ROOM, OLD LYME TOWN HALL

PRESENT

PG	Paul Gianquinto	Co-Chairman
PF	Paul Fuchs	Co-Chairman
GH	Greg Hack	
JP	John Parker	
DB	Don Bugbee	
BR	Bonnie A. Reemsnyder	Ex-Officio
SS	Skip Sibley	Ex-Officio
JF	John Flower	Ex-Officio

ABSENT

BS	Brian Schuch	Secretary
KB	Ken Biega	
PC	Phil Carney	
RD	Bob Dunn	
AR	Andy Russell	Ex-Officio
JR	John Rhodes	Ex-Officio
NP	Nina Peck	Architect

CALL TO ORDER> PG 7:04 p.m.

1. CORRESPONDENCE

An e-mail from NCP Architects dated 19 Oct 16 regarding structural change order proposals was acknowledged and will be discussed under new business.

2. FINANCIAL REPORT

SS supplied a copy of Tim Griswold's Hains Park Boathouse Budget spreadsheet (attached); **PG** is checking the NCP Architects costs and will forward any update to the Finance Director and Town Treasurer as soon as possible.

3. OLD BUSINESS

a. Toilet Building Improvements

JF reported that one of the two builders he has been working with to develop the cost of a new toilet building has decided not to submit pricing. He will continue to work with the remaining builder to finish the proposal. The current plan is to demolish the existing structure above the slab, infill the

corner of the slab and provide an insulated wood-framed structure with electric heat. He anticipates having the cost finalized in a couple weeks.

4. NEW BUSINESS

a. Review status of construction:

PG read some of the concrete cylinder break reports that confirmed all the concrete tested significantly exceeded the specified strengths. He reported the new swale from the Post Road, drainage structure, piping and outlet and swale around the south elevation of the building were completed. He also reported there was an on-site meeting 19 Oct to work out the details of the new underground electrical service. **PF** reported the A-line, F-line, B-line and a portion of the 2-line walls were framed and sheathed and that the A-line, B-line and a portion of the 2-line walls were raised; weather permitting the F-line wall will be raised Friday.

b. Discussion of structural changes and NCP Architects fees:

BR explained that she had discussions with **NP** about the extra costs related to the structural changes made after the contract was awarded. Per **NP**'s e-mail, she is willing to reduce her fee by the amount of premium paid for purchasing the additional work in a non- competitive bid process. **PG** suggested going through this process only once, at the end of the project, and will review the changes and distribute his suggestions for the calculated premium for each change for the members to review.

c. Review and act on invoices:

i. Motion> PG (PF) To approve payment of HAKS Engineers, P.C. invoice CT0358-001 dated 10 Oct 16 in the amount of \$504.21.

Discussion: **PG** explained the bill was for collecting soil samples from the site, performing sieve analyses and modified proctor tests to determine maximum compaction of on-site materials. The concrete cylinders and breaks will be in the next invoice.

Motion approved 5-0-0.

ii. Motion> PG (JP) To approve payment of BSC Group invoices 9127457 dated 22 Sep 16 in the amount of \$500.00 and 9127685 dated 19 Oct 16 in the amount of \$750.00.

Discussion: **PG** explained the first invoice was for the survey to lay out the corners of the foundation, and the second was the as-built survey confirming the foundation was built in the correct location, as required by the Zoning Commission. **JF** stated we made need a third certification for the finished height of the building.

Motion approved 5-0-0.

5. APPROVAL OF MINUTES

a. Motion> PG (PF) To approve the minutes of the 12 Sep 16 Special Meeting as submitted.

Discussion: None

Motion approved 5-0-0.

b. Motion> PG (GH) To approve the minutes of the 6 Oct 16 Special Meeting as submitted.

Discussion: None

Motion approved 5-0-0.

6. PUBLIC COMMENTS

None.

7. ADJOURNMENT

Motion> PF (JP) To adjourn at 8:04 p.m.
Motion approved 5-0-0.

**Town of Old Lyme
Hains Park Boathouse Budget**

	Town Meeting	Building Committee	Building Committee	Estimate to					
	Cost Estimate	Town Update	Proj. Budget	Complete	Spent	Unspent			5.00%
Description	30-Sep-14	25-Jan-15	8-Sep-16	7-Oct-16	30-Sep-16	30-Sep-16	% Spent		Retianage
Septic Inspection	\$ 500	\$ -	\$ 420	\$ 420	\$ 420	\$ -	100.00%	\$ -	\$ -
BSC Group - A2/T2 Survey	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	100.00%	\$ -	\$ -
Prof. Construcion Services - Estimating	\$ -	\$ -	\$ 4,896	\$ 5,806	\$ 5,806	\$ -	100.00%	\$ -	\$ -
Legal	\$ -	\$ -	\$ 2,804	\$ 2,804	\$ 2,804	\$ -	100.00%	\$ -	\$ -
Advertising - The Day	\$ -	\$ -	\$ 1,264	\$ 1,264	\$ 1,264	\$ -	100.00%	\$ -	\$ -
Printing - Ciel Inc. and Peck	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 988	\$ 512	65.87%	\$ -	\$ -
Subtotal	\$ 6,500	\$ 16,724	\$ 16,884	\$ 17,794	\$ 17,282	\$ 512	97.12%	\$ -	\$ -
NCP Architects	\$ 44,000	\$ 51,000	\$ 66,700	\$ 66,700	\$ 61,677	\$ 5,023	92.47%	\$ -	\$ -
Boathouse Construction (Note 1)	\$ 768,500	\$ 533,900	\$ 587,000	\$ 587,000	\$ -	\$ 587,000	0.00%	\$ -	\$ -
Bathhouse/Pavilion	\$ -	\$ 224,258	\$ 155,298	\$ 33,998	\$ -	\$ 33,998	0.00%	\$ -	\$ -
Subtotal -Boathouse/Bathhouse Construction	\$ 768,500	\$ 758,158	\$ 742,298	\$ 620,998	\$ -	\$ 620,998	0.00%	\$ -	\$ -
Scope Construction - Change Orders									
C/O 1 - Foundation & Slab				\$ 103,633	\$ -	\$ 103,633	0.00%	\$ -	\$ -
C/O 2 - 3" Columns to 5" Columns				\$ 3,297	\$ -	\$ 3,297	0.00%	\$ -	\$ -
C/O 3 - Delete 3 Cupolas				\$ (5,897)	\$ -	\$ (5,897)	0.00%	\$ -	\$ -
C/O 4 - Delete 3 Shear Walls				\$ (843)	\$ -	\$ (843)	0.00%	\$ -	\$ -
C/O 5 - Rejected				\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
C/O 6 - Change Hardware on Door 102				\$ (330)	\$ -	\$ (330)	0.00%	\$ -	\$ -
C/O 7 - Modified framing				\$ 7,386	\$ -	\$ 7,386	0.00%	\$ -	\$ -
C/O 8 - Modifications to site drainage				\$ 11,138	\$ -	\$ 11,138	0.00%	\$ -	\$ -
C/O 9 - Added Truss at 2 line				\$ 2,106	\$ -	\$ 2,106	0.00%	\$ -	\$ -
C/O 10 - Elec. Service Handhold				\$ 1,000	\$ -	\$ -	0.00%	\$ -	\$ -
Subtotal - Change Orders	\$ -	\$ -	\$ -	\$ 121,490	\$ -	\$ 120,490	0.00%	\$ -	\$ -
Subtotal - Construction	\$ 819,000	\$ 825,882	\$ 825,882	\$ 826,982	\$ 78,959	\$ 747,023	9.55%	\$ -	\$ -
Boat Racks	\$ 39,000	\$ 39,100	\$ 39,100	\$ 39,100	\$ 29,325	\$ 9,775	75.00%	\$ -	\$ -
Contingency (Note 2)	\$ 25,000	\$ 28,100	\$ 28,100	\$ 28,100	\$ 1,335	\$ 26,765	4.75%	\$ -	\$ -
Total - Boathouse/Bathhouse Project	\$ 883,000	\$ 893,082	\$ 893,082	\$ 894,182	\$ 109,619	\$ 783,563	12.26%	\$ -	\$ -
Floating Docks (Paid via Fundraising)	\$ -	\$ 40,718	\$ 40,718	\$ 40,718	\$ 40,718	\$ -	100.00%	\$ -	\$ -
Total - Boat/Bathhouse & Docks	\$ 883,000	\$ 933,800	\$ 933,800	\$ 934,900	\$ 150,337	\$ 783,563	16.08%	\$ -	\$ -
Note 1: Boathouse Construction Detail									
-Site Work Estimate	\$ 104,000								
-Boathouse Labor Estimate	\$ 490,500								
-Material Estimate	\$ 174,000								
	\$ 768,500								
Note 2: Use of Contingency									
- Storage Container			\$ 1,335	\$ 1,335	\$ 1,335	\$ -	100.00%		
-Pre-Demo Survey			\$ 760	\$ 760	\$ -	\$ 760	0.00%		
-Testing Agency			\$ 5,000	\$ 5,000	\$ -	\$ 5,000	0.00%		
-Surveyor's Certification			\$ 500	\$ 500	\$ -	\$ 500	0.00%		
- Certified Payroll Verification			\$ 2,000	\$ 2,000	\$ -	\$ 2,000	0.00%		
- Surveyor As-Built Certification			\$ 750	\$ 750	\$ -	\$ 750	0.00%		
Total			\$ 10,345	\$ 10,345	\$ 1,335	\$ 9,010			

Gianquinto, Paul A.

From: Nina Peck <ncparch@sbcglobal.net>
Sent: Wednesday, October 19, 2016 5:33 PM
To: 'Reemsnyder, Bonnie'
Cc: Gianquinto, Paul A.
Subject: Meeting Follow-up

Dear Bonnie:

Please share the following with the BHPIC.

Pursuant our meeting of 10/19/16, I would like to propose the following resolution to mitigate the added \$12,788 cost to the Hains Park Boathouse due to change orders 2,7, and 9:

The amount of the Architects \$8800 Admin Fee be will reduced by the amount of the premium charged to the Town for these change orders, that being the portion of the cost of CO's 2, 7 and 9 above what the Town would have paid had the revised information been part of the original Bid Set.

I would also like to address CO #1: the \$97,736.28 change order to replace the existing footings, foundation walls and slab:

While the need to save money is appreciated, NCP Architects has maintained from the beginning, that trying to save the existing foundation was a particularly ill advised attempt to reduce costs. In the end it has only served to add more cost and time delay to the project. It has also cost NCP Architects more than several thousand dollars as we produced not one, but two complete revised sets of detailed drawings for two different foundation approaches: a frost protected shallow foundation and a conventional stem wall foundation. We produced these drawings in a very timely manner so as not to add further delay, and therefore money, to the project.

The total out of pocket cost expended by NCP Architects to date has been \$4490. This includes \$700 to BSC for Construction Admin, and \$3790 to Brian Ross for the additional work on the two sets of foundation drawings. This is the direct cost of the work, without any multiplier for profit and overhead. This amount has not been billed to the Town despite the fact that the decision to reuse the existing foundation was made without regard to the advice of NCP Architects.

Together we have all worked hard for two years to be fiscally responsible while still meeting the Program needs of the BHPIC. The building has been reduced to its absolute bare minimum requirements. Despite change orders and delays the project is still costing out at approximately \$108/SF including site work and basketball court. This is still a very low construction cost.

Moving forward I ask for your support and cooperation in bringing this project to completion in a timely manner, remembering that delays cost the town more money. Further, I hope that while we navigate our way through the rough spots that are inevitable in public projects, the Committee is able maintain a thankful perspective knowing what a positive asset the Boathouse and the improved Park with be for our Town.

Sincerely,
Nina

Nina Cuccio Peck Architecture and Interiors
PO Box 841

9 Halls Road
Old Lyme CT 06371

861 Post Road
Darien CT 06820

telephone: 860-434-6462; 860-227-4533

fax:860-434-8087

email: ncparch@sbcglobal.net

web:www.ncparch.com

Facebook: Nina Cuccio Peck Architecture and Interiors

HAKS Engineers, P.C.

Phone: 203-362-1552

Invoice

36 River Street
Bridgeport, CT 06604

jschwarz@haks.net

Date	Invoice #
10/10/16	CT0358-001

Bill To

Town of Old Lyme
Attn: Ms. B. Reemsnyder
52 Lyme Street
Old Lyme CT 06371

Project	31-0358A01 (2016), Ph1	Terms
0358TOLY1 Old Lyme Hains Park Boathouse		Net 30

Billing Cycle	Client Job #
August 1 - 31, 2016	Old Lyme Hains Park Boath...

Note: Checks must be made payable to HAKS Engineers, P.C.

Date	Qty	Description	Rate	Amount
8/22/16	1	Samples: Pick-Up	35.00	35.00
8/22/16	100	Mileage	0.55	55.00
8/22/16	2	Gradation Sieve Analysis Samples: 103-16, 104-16	100.00	200.00
8/22/16	2	Modified Proctor Test	100.00	200.00
		Subtotal		490.00
		Operational/Administrative Fee	2.90%	14.21

APPROVED FOR PAYMENT
BHPIC 20 OCT 16
Paul G. [Signature]

ACCOUNT # _____

DATE _____

AMOUNT _____

APPROVAL _____

Please remit payment to: 36 River Street, Bridgeport CT 06604

Total \$504.21



BSC GROUP - CONNECTICUT, INC.

Town of Old Lyme
 52 Lyme Street
 Old Lyme, CT 06371
 Attn: Reemsnyder, Bonnie

INVOICE

09/22/2016
 No. 9127457
 Project No. 83566.03

Old Lyme - Construction Survey Services for Hains Park Boathouse - Route 1 - Old Lyme - CT

For Services Rendered Through 9/16/2016

Construction Stake out of Proposed Boat House and Certified Stakeout Memo to Town of Old Lyme

Professional Services

	<u>Contract Amount</u>	<u>% Work to Date</u>	<u>Amount Billed</u>	<u>Previously Billed</u>	<u>This Invoice Billed</u>
Foundation Stakeout	\$500.00	100.00 %	\$500.00	\$.00	\$500.00
Total Professional Services	\$500.00		\$500.00	\$.00	\$500.00
Invoice Amount					\$500.00

APPROVED FOR PAYMENT
BHPIC 20 Oct 16
Paul G. Bergman

IMPORTANT NOTICE

Please Mail Remittance to: BSC Group - Connecticut, Inc., 803 Summer Street, Boston, M A 02127
 Please include project and invoice number(s) being paid on front of check. Tel: 617-896-4300



BSC GROUP - CONNECTICUT, INC.

Town of Old Lyme
 52 Lyme Street
 Old Lyme, CT 06371
 Attn: Reemsnyder, Bonnie

INVOICE

10/19/2016
 No. 9127685
 Project No. 83566.03

Old Lyme - Construction Survey Services for Hains Park Boathouse - Route 1 - Old Lyme - CT

For Services Rendered Through 10/14/2016

Professional Services

	Contract Amount	% Work to Date	Amount Billed	Previously Billed	This Invoice Billed
Foundation Stakeout	\$500.00	100.00 %	\$500.00	\$500.00	\$.00
Foundation As-Built	\$750.00	100.00 %	\$750.00	\$.00	\$750.00
Total Professional Services	\$1,250.00		\$1,250.00	\$500.00	\$750.00

Invoice Amount

\$750.00

*APPROVED FOR PAYMENT
 BHPIC 20 OCT 16
 Paul A. Simpson*

Statement of Account

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
9127457	9/22/2016	\$500.00				\$500.00
Total Prior Billing		\$500.00				\$500.00

Total Due Including Unpaid Prior Balance \$1,250.00

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 Please include project and invoice number(s) being paid on front of check. TEL: 617-896-4300