

Approved

Minutes

Center Fire Station Building Committee

June 21, 2013

Attendees:

Susan Daly

Val Prest

Don Black

Jeremy Januskiewicz

Michael Bouchard

Advisors: Fire Chief Joe Bosselait, Mark Haddad

Alan Brown , Dore and Whittier

Meeting was called to order at 8:00 AM

The purpose of the meeting is to evaluate the proposed solution to a drainage problem at the 45 Farmers Row site. Since the drainage problem was identified, Gale Associates has been investigating and has proposed a solution. Nitsch Engineering was contracted by the Town to perform a peer review. The proposed solution has been agreed by Gale and Nitsch.

The proposed solution consists of:

- Enlarging the retention basin in the front of the site
- "Underdrain" the retention basin at the left rear of the property
- Install more draining under/around the retaining wall on the right side of the property.

The Planning Board and Earth Removal Stormwater Advisory Committee have both approved this solution as a field change.

TLT has quoted a price of \$40,169.13 and has requested a 14 day extension to the project to install this change order.

Dore and Whittier had asked their cost estimator, PMC, estimate a cost to the project. Their estimate was \$45,000, in line with TLT's estimate.

Why do we have this drainage problem ?

Committee members expressed concern that this was missed during site assessment, and that engineering due diligence was not performed. The groundwater level had been estimated at 14'. It is now determined to be at 2'. No deep holes were dug at the request of the Town in deference to the field being actively hayed. Deep holes would have taken some of the land out of production and presented a danger to the haying equipment. Val Prest explained that "corings" (which were performed) pass through seepage areas in the soil. It is possible to miss seepage if the coring doesn't stop at exactly

the right point. If a coring sample is taken beyond a seepage area, the seepage may not occur quickly enough to be identified. Deephole tests are more reliable to detect seepage, and allow for an examination of the soil layers for mottling, staining, etc. Corings do not allow for the same level of physical examination.

Deepholes were dug at the wetlands side of the property where the station was originally slated to be sited. Water was found. An assumption was made that the water level on the higher side of the property (where the station is now situated) would be deeper.

Contingency funds:

The most common use of contingency funds is to address unforeseen conditions. Use of contingency funds to address this issue would mean that approximately \$50,000 of the \$300,000 would be used. It was felt this was a high percentage of the funds this early in the project.

The goals of a solution is to keep assurances made to abutters regarding runoff, comply with storm water regulations and to accommodate a "50 year" station with the potential for 100 year storms.

Committee members feel that Gale Associates "own a piece" of the cost of this solution. Had these conditions been known at inception, a different drainage system likely would have been proposed, with an appropriate price. Members felt that the rework involved adds cost and should not be borne by the town. Members felt the solution must be implemented to accomplish the goals.

Motion made and seconded to approve the change order to implement the drainage solution with a cost of \$40,169.13.

- Approved by unanimous vote

Motion made and seconded to direct Mark Haddad to work with Dore and Whittier to resolve payment of the change order and to allow the Committee to approve the financial resolution. It was suggested that \$20,000 be held back until the issue is resolved.

- Approved by unanimous vote

Motion to have Nitsch submit a peer review letter of opinion regarding responsibility of Gale to have performed adequate testing and design. The first work Nitsch did was a review of Gale's design which was a peer review of their design not of their responsibility.

- Approved by unanimous vote

Motion made and seconded to postpone approval of minutes until the next meeting and to post the draft minutes

- Approved by unanimous vote

Next meetings:

- Plan is to meet every two weeks on Friday morning at 8:00 am
- Next meeting is planned for July 12 at 8:00 am (due to holiday)

Meeting adjourned at 8:59 AM

Respectfully,

Mike Bouchard