

IC Meeting 20181011

Projects Update and Agenda Notes

Water Reservoir Rehabilitation Project– The project is complete, however there a corner fracture between the two concrete panels forming the top of the tank. It is a triangular piece about a foot wide at the edge and tapers to zero in about three feet. This area was previously broken away and a repair has been attempted three times. It is an inherent flaw in the design/construction of the tank. The center line of the tops do not line-up with the center seam of the tank sections. We observed a fold in the water-seal between the two concrete panels in this section. Every expansion and contraction of the concrete top due to temperature change moves this section.

Water Monitoring Project is nearing completion. Electrical and plumbing work are underway and should be completed soon. Then the monitoring equipment can be installed.

Sidewalk project – complete. 28-day breaks are due soon, but 7-day breaks appear adequate.

Building Adaptive Re-use - Police Dept.

Judy Harris and I met with Josh Maxham from the Fire Marshal office and toured the two buildings. He has no major concerns, but suggests the architectural firm take a look at the need for sprinkler systems.

We met with a local architectural firm to get a feel for architectural services for the project. The ballpark estimate is \$75-90,000. The next step is development of an RFP for architectural services. Judy Harris' expenditure limit has been met. New dollars will need to be allocated for further work on this project.

Hazardous material remediation- KD Associates performed the initial hazardous material inventory of the control building. Judy and I recently met with John Madigan (KD Assoc.) at the site and he will be preparing a

scope of work and a Request for Proposals to be used for obtaining bids for this work.

The RFP should go out next week and will be sent to several companies that do this work. Bids are due November 1st and a recommendation will be brought to this Committee. The estimated remediation costs are between \$15K-20K, but John cautions that pricing can vary widely. We will need to bring in a dumpster for removal of existing trash items, (NOT ABATEMENT MATERIALS). The trash items must be removed because they are in the way of the floor tile removal. The office and lab area of the building needs to be cleared; bicycles too. It would be a good time to trash any items in the garage area too.

Cady Road Hydraulic Study & Better Roads Grant

The hydraulic study is complete. Both 48-inch culverts need to be up-sized and the condition of them will not outlast the life-span of the road base. I intend to submit one or both to the Better Roads Grant Program. I have requested the timing of our next possible Class II Paving Grant from VTrans so I can fit these into a schedule and budget cycle. Better Roads Grants are due October 26th.

Library Action Plan and Heating System Repairs

Since our last meeting, Dana Hart and I have met with Ray Keller of Vermont Gas. Mr. Keller will review the library's fuel consumption, the boiler specifications, and other building reports and come back with some conversion ideas.

Dana will reach out to Engineering Services of VT to meet with us about developing a Request for Proposals for heating plant improvements to the building. We will consider the possibility of a wood pellet plant or conversion to natural gas.

In the meantime, we do need to get the boiler fixed. Dana has had a conversation with Plouffe about their take on the boiler repairs and they have submitted a best estimate. Their insight to the problem goes back to 2014. Plouffe has submitted a quote for \$7,262 to disassemble the boiler to

replace the two rear sections of the boiler. We believe acceptance of this proposal would best benefit the Town as they have the prior experience with this boiler.

We request the IC send this to the Select Board for approval.

Wastewater Department – Main Pump Station, Pump rebuild service.

One of three pumps at the Main Pump Station is due for rehabilitation. This is a budgeted item in the FY2019 Wastewater Budget. Bob Wells will be present to discuss any questions. Background information is included in your packet. Recommend the IC send this to the Select Board for approval.

CWSRF – Clean Water State Revolving Fund: Qualifications-based selection (QBS) for architectural and engineering services. The CWSRF is mostly for wastewater type projects, but recently storm water projects are being considered with a wastewater component or flood restoration projects.

Per Federal Water Pollution Control Act (FWPCA) Section 602(b)(14), to receive a loan from the Clean Water State Revolving Fund, contracts executed after October 1, 2014 for architectural and engineering services, must comply with the elements of the procurement process included in 40 U.S.C.1101-1104, which requires public issuance of a request for qualifications-base selection (QBS) process.

This process involves identifying the types of projects and services we need, requesting firms to submit their qualifications for those services and then ranking the firms for the various categories. For instance, categories could be River and Floodplain Restoration, Water Resources, Wastewater Treatment Plant Design, Combined Sewer Overflow, or Underground utility replacement projects. Basically, this process is a 'pre-qualifier' for any firm the Town might use and the firms become 'on-call'. Since other Federal-funded programs require this QBS process, we would include Transportation, Asset Management, Geotechnical and even Landscape Architectural services too.

Once we rank the responding firms and chose to move forward with a project, we would negotiate a scope of services, schedule of work, and project cost with the selected firm.