MINUTES OF THE WEST MAIN STREET COMMERCIAL AREA STUDY
COMMITTEE MEETING HELD ON FRIDAY, JUNE 25, 2010 AT 8:30 A.M. IN
ROOM 207, TOWN HALL, 84 SOUTH MAIN ST. CHESHIRE CT 06410

Present
Matt Bowman, Chairman; Tod Dixon, David Pelletier.
Absent: Karen Bertoni, Bill Bonaminio, Sheldon Bill, Patti Flynn Harris, Paul
Fracasse, Earl Kurtz III, Stephen Larson, Carol Truluck, Lelah Campo.
Staff Present: Jerry Sitko, Economic Development Coordinator and Joseph
Michaelangelo, PW Director.
Guest: Tom Sheil, Milone & MacBroom.

I. ROLL CALL
Mr. Bowman called the roll.

II. DETERMINATION OF QUORUM
A quorum was not present.

III. PLEDGE OF ALLEGIANCE
The group Pledged Allegiance to the Flag.

IV. APPROVAL OF MINUTES 8/28/09 AND 12/1/10
Tabled to next meeting.

V. COMMUNICATIONS

VI. BUSINESS

A. Construction schedule for Phase I.
Mr. Sitko informed the committee that there was a good pre-construction
conference with the contractor on Wednesday, but there is no firm date for
starting the work.

According to Mr. Michaelangelo it will be mid to late July.

As soon as the date is received Mr. Sitko will send out a notice advising the
property owners that work will be underway. There is one remaining easement
item with Julie Strollo. Mr. Sitko took another approach asking Attorney
Mulvaney to contact Attorney Hecht to speak to Ms. Strollo. If things do not work
out, we must go to Plan B.

Mr. Bowman said Plan B is the need for a small piece of property for an
easement. His opinion is signing the application for Planning and Zoning; there
is PZC approval to do the project as the Town wants it done; and if Ms. Strollo
does not cooperate due to family problems then it may be an issue of eminent
domain. Or, the sidewalk will have to be modified somewhat, and we are talking
about 15 sq. ft. across the entire front. The Town is looking to go across this piece of property and just leave it alone. At this point the issue is the hands of Mr. Sitko and Mr. Michaelangelo.

B. Status of culvert replacement and crossing.
Mr. Sheil said that the people at U.T. are representing April 2011 as the date for this project.

Mr. Sitko reported that he talked to Mr. Bushie about this and the plan is still the summer time. It could go to bid in April. There may be some prep work done, but the substance of the work will be in the summer time.

According to Mr. Sheil there are some things owed to the State to finalize the plans relative to the electrical work for the island of refuse. As the consultants for the committee Milone & MacBroom has to go ahead and get the other poles moved, and this can be scheduled. Two poles are now moved and two more have to be moved before April 2011. The State is adamant and clear that these poles will be moved.

Mr. Sitko said the contracts and money must be up to the State for the Town to get in line for this work. The cost to move the poles is estimated to be $18,000.

C. Proposal to amend contract for engineering consultant.
The information for the amendment to the contract was distributed to those present at the meeting.

Mr. Bowman explained that the construction schedule and plan for Phase I of this project (and the whole project) has evolved into something more than what Milone & MacBroom was hired to do. Once the culvert was found to be dangerous the scope of the project was changed. All the work done by Milone & MacBroom, coordinating with the State DOT for the culvert and for the crossing (rails to trails), island of refuge, traffic counts, number of people using the Linear Trail, was all done at the request of the committee. The contract is being updated. Mr. Bowman advised he has reviewed the numbers from Milone & MacBroom. He said that when a design company is hired both for design and overseeing the construction phase of a project, it is about 10% of the project. The updated figures and proposed fees for Phase II were read into the record by Mr. Bowman.

Mr. Sitko stated that the design/development is now $12,500 for Phase II (from $10,000). The entire price for Phase II is $71,500; the original contract was for $57,500; so, the total engineering services for Phase I and Phase II will be $129,000 if the committee approves. The amendment and numbers have been reviewed by Mr. Michaelangelo, Mr. Bowman, Mr. Sitko, Tom Sheil and John Milone. The committee was informed by Mr. Sitko is that this project cannot be viewed as a
$500,000 or $900,000 project, and will be between $1.2 and $1.3 million upon completion.

Mr. Bowman noted that this is not from the Town’s end. When Milone & MacBroom got involved in the coordination with DOT on the culvert, that brought up the engineering costs.

Mr. Pelletier asked if the culvert is actually part of the project, and if this portion of the costs should come out of another bucket of money.

They are separate but related and Mr. Sitko said he would not know what “bucket” to take the money out of.

In doing the rails project, Mr. Michaelangelo said there would be $50,000 to $70,000 less spent on that, and we are doing the work for the future.

Mr. Bowman said that Mr. Pelletier’s question is a great one. Unfortunately, we are dealing with State money, whether it be the culvert, $900,000 for the street scape project, or the future for the trail. What is being done is what he expressed from day one – doing this project and do it correctly, and not spending additional money for wasted money when the trail came through. This is a combination of three projects into the Town’s project. With the competitive bidding going on today, the amount of money saved for the Town and the State, we are $133,000 under budget and possibly more on Phase I of the project. Also, the State has agreed to pick up the cost for the culvert, the street scape, the sidewalk, with the Town paying for the pavers. To wrap things up the Town has gotten a project well under bid, taking more time to design, but has received full value for our services.

Mr. Dixon said he had talked with Mr. Bowman about putting in some manholes and conduit, and asked if this has been worked into the engineering design yet.

This has not been worked into the engineering design, but Mr. Bowman said he discussed it with DOT and asked if they would provide the conduit (1,600 feet). He and Mr. Michaelangelo are still working to get this accomplished.

The committee was informed by Mr. Dixon that it was standard practice at the electric company to use direct buried cable when they dug a ditch. They also threw a 4 inch pvc pipe in the same ditch while it was opened. This was less costly than having to re-excavate in the future.

With this project, Mr. Sheil said we are not digging a ditch, and there are no utilities on board.

For the second Dodd Middle School addition, Mr. Dixon said the boiler room had to be enlarged. While the hole was being dug it was made 50% larger, and for
the final addition there was enough room for another boiler. This is what he and Mr. Bowman are talking about.

Mr. Sheil said the conduit to carry the warning signal will be put in for the beacon for the crossing. If the Town wants 2 or 3 spare conduits put in, there can be a change order for the contractor. There is also the conduit for the light.

Stating he does not want to spend every nickel there is, Mr. Bowman said because the project is so far under bid, we should do a change order giving the authority to put 4 or 6 or 8 empty pbc pipes in. He said the phone company is a direct bury, and in Glastonbury they showed up with a pallet of 4 inch pipe and asked that it be thrown into the trench. It was no problem, and there is now a 4 inch conduit in there for future phone company purposes. This makes sense.

Mr. Sheil said he would work with Mr. Michaelangelo on this. The job starts in July on the south side, and if a spare conduit is wanted, it can be put in there.

Mr. Dixon does not want to put too much money into this, but a few thousand dollars would be okay.

Mr. Bowman stated he thinks $30,000 could be put in. United Concrete has transformer pads or hand holds, and they are only $2,000 each, and are available the day you want them.

According to Mr. Sitko anything over $50,000 must go to bid.

Mr. Sheil will get a price on the conduit and report to the committee.

Mr. Bowman said we had to put a couple of concrete hand holds for CL&P on the property line and he would have no problem putting in 3 or 4 aside.

As long as the conduit is in, Mr. Sheil said you don't have to dig in the street. We can put it in, get a record of where it is, keeping costs to the minimum.

Mr. Dixon said CL&P was using a pbc conduit that had a metallic stripe down it so they could find it with sounders.

Mr. Bowman commented on CL&P now having the tape 2 that is 18 inches above and it is metallic.

Mr. Sheil said the Town should have a set of drawings on file when the job is done with markings for the conduits.

Regarding amendment to the contract, Mr. Pelletier commented on coming in under budget, allocation of the costs among the projects, and questioned the
bidding of $20,000 for the culvert and if this gives the Town more money to spend.

Mr. Bowman said from what he has seen of the bidding process, he does not think all the State money will be used if we put gold sidewalks in. We are finishing this whole project under $900,000, without going into Town money which is in the capital budget.

Knowing each project has its own budget, Mr. Pelletier said what is being agreed to is fees covering multiple projects. He said he understands how they are all inter-twined. Regarding the overall engineering fee, Mr. Pelletier has no problem with it.

Mr. Bowman said it does cover multiple projects.

The committee was informed by Mr. Sitko that for engineering services we are out of money. The contract has run up against the $57,500.

Mr. Bowman said the amendment to the contract must go to the Town Council for approval. He would advise the Council there was a unanimous consensus, and that the committee agreed to amending the contract. The request to the Council will be for this matter to be on the agenda of July 12th – amendment of the contract and update to the Council on which firm was awarded the contract (which came in under bid), money still available in the project to cover extra costs without asking the Town for more funds.

In Milford CT there were two phases to a project and Mr. Sheil reported another consultant did the first phase, with $338,000 left over. Now the job is out to bid and awarded. There is a $50,000 to $60,000 problem, and when you come to the end of the pot that is when you have to match it up. Now, Milone & MacBroom will work with the contractor and staff to find a way to cut the $50,000 out of the bid and finish the grant. This is what will happen with Cheshire, and we don’t want to send money back to the State.

Stating he does not want to do this either, Mr. Bowman said he does not want to waste any money either. If the Town turns back $100,000 to the State, then it will be done. If the Town can use the money to improve what we already have, he has no problem with this either. The project stops at Warren Street at one side and must stop at Deepwood Drive on the other side.

Mr. Sitko said this is the project area.

It was stated by Mr. Sheil that there things you can do with that money, i.e. do a walk at Johnny’s.
Mr. Bowman wants the job done correctly and for it to be first class. He has talked with Mr. Michaelangelo about taking the trail a little bit, going 50 feet in either direction to use all the money. This ability might be added because of the staging since the State has asked the Town to stage on the north side on the old railroad right of way. This will have to be cleaned up and paved.

Mr. Dixon noted that the committee is in agreement to use all the State money for worthwhile purposes.

The committee members present at the meeting agreed they did not have a problem with amendment of the engineering contract.

D. Capital Budget
The committee was given an update by Mr. Sitko who explained that a request for $400,000 was put in the capital budget for year #1. However, the threshold for the capital budget items is $350,000 before a referendum is required.

Mr. Bowman asked that the request be $250,000 for the capital budget, with expansion of the project further along West Main Street.

The time frame for the capital budget is August and Mr. Michaelangelo said we will see how everything is affected after things are laid out.

There is another item and Mr. Sitko reported there is another round of STEAP grants out there. He is not sure the Town could get another grant.

In speaking with Al Adinolfi, candidate for State Representative, Mr. Bowman said he got the Town the first grant, and if elected again, Mr. Adinolfi would fight for Cheshire to get another STEAP grant. There is a sidewalk grant program with money available from the State.

On the referendum issue Mr. Michaelangelo said there is a difference if the Town bonds or pays cash. The capital budget has not gone through the Town Manager yet, and he and Mr. Sitko will meet with him and discuss the numbers.

Mr. Dixon explained that in the capital budget there is $150,000 for the high school track, along with another request for $30,000 to do the project along with the synthetic turf for the field.

E. Next Meeting. Date and time to be determined.

F. Other.
Mr. Michaelangelo raised the issue of doing the east side of West Main Street.

In that regard, Mr. Bowman said after this project he would like to go to bid for the east side of West Main, doing it the same way as the west side...stop where
DOT line of work will be. The Town could bid this, thereby not ceasing for 6 or 8 months, getting this part done this year, ending up in a great bidding environment.

After July 12th, if the Council approves the plan, Mr. Michaelangelo said Milone & MacBroom gets to work, develops the plans, and by September 15th there is a decision to go to bid or not.

Mr. Bowman said he would go out to bid.

Mr. Sheil said the committee should count on bidding in the Fall, getting a good price for Spring construction. Companies want to get projects lined up and have a foundation. The best prices are received with bidding in November or December, and possibly October. This time of the year is the worst time to bid.

According to Mr. Bowman the company doing the work on the West Main Street project is a first class outfit, has done a lot of street scapes in the past. References from cities and towns where they have done work reflect excellent work, on time projects, and within budget.

Mr. Sheil reported that the 2nd bidder was only $6,000 higher, and the company hired is a quality company.

It was noted by Mr. Bowman that this company can get bonded.

VII. ADJOURNMENT

Mr. Bowman adjourned the non-meeting at 9:10 a.m.

Attest:

Marilyn W. Milton, Clerk