

Town Administrator Report
November 17, 2014

1. QRTP. Mayor signed contract with Tully Construction for bridge construction. Pre-construction meeting held with Tully and pending receipt of all necessary insurance requirements, a Notice to Proceed will be issued. Tully's first order of business will be to clear and grub the site of any trees. After this task is accomplished, we plan to hold a ground breaking ceremony sometime in December. Deed transfer to RCYMCA is still pending resolution of certain easement language. Attempting to get this accomplished by first December meeting. Work is being accomplished to bring electricity to site from sewer treatment plant. A number of meetings have been held to coordinate future contracts involving road construction and utility installation. Provision of natural gas to the site was the subject of two meetings with the intent to determine the load requirements of future tenants of the Tech Park in order to determine pipe sizing and pressure. The Y has provided two master schedules and depending on progress on the Tech Park construction, shows either a February 2015 or April 2015 occupation or opening. It will be important to insure coordination between the two projects to insure that everything coincides with opening of Tech Park and regional community YMCA.
2. Project Financing. Continued work on finalizing the Official Statement required to provide information to financial institutions interested in our sale of \$16,190,000 of bond anticipation notes for the following projects: 1) wastewater treatment plant - \$300,000; 2) Water Line Replacement/Relining - \$5.8 million; 3) Manganese Treatment Process - \$1,425,000; 4) Sewer Lift Stations - \$2,565,000; 5) QRTP Phase I - \$600,000; and 6) High School Project - \$5,500,000. Bonds are scheduled to be matured on July 1, 2015 which will give us an opportunity to evaluate our spending to that date on the projects and determine if more or less will be required going forward. Pricing for the BANs is scheduled for Tuesday, the 18th. A recent offering in Ansonia, a community similar to Putnam, had interest rates ranging from .75% to 1.25% which hopefully bodes well for Putnam's offering. The amounts for the high school and the tech park reflect net Town costs after taking into account state school reimbursement and the state grants for the tech park bridge and roadway construction.
3. High School Building Committee. Attended November 10th meeting of Committee. Diagrams and schedules were presented that show the phasing of various stages of the project from abatement and demolition phasing, math and science wing, main academic wing, new gym; locker rooms, fitness and black box theater; cafeteria and music wings, to final fitout. Total construction goes from August 2014 through January 2017. Our construction manager, O&G, has the major trades out to bid this week with a due date of December 11th. These are the trades for the major components of the project, including concrete, masonry, structural steel, windows, roofing, general trades and HVAC, etc.
4. Ash Landfill Viability Committee. Attended meeting and committee approved Ground Lease Amended and Restated with final revisions. Committee recommended document to Selectmen. The impetus for revising the Ground Lease document started with Wheelabrator plans to expand the footprint of the current landfill to the Barnes

property to the south. This will be brought to Selectmen at one of your meetings in January. This process started with an initial meeting in April 2009.

5. WPCA. The WPCA is issuing an RFP to two firms, United Water and Veolia, who were selected through a Request for Qualifications process, to provide a proposal for the Operation, Maintenance and Management of the water and wastewater systems. Connecticut Water will be sent the RFP to provide a proposal on just the water system side. Proposals will be received on January 13, 2015 with the intent to select a contractor to be in place by July 1, 2015. Proposals will have to be developed under the specifications of the RFP and contained in a draft Agreement that the WPCA hopes to use between the parties. The proposals require that all current employees of the WPCA have to be maintained. The water line replacement/relining project, Contract 1, will soon be starting. The sewer lift stations project should soon be starting. WPCA will soon go out to design-bid-build on the manganese treatment building. The WPCA heard a proposal from Green Power Solutions to have the WPCA be the recipient of retail electricity generation credits produced by an anaerobic digestion of organic wastes (manure and food wastes) at a plant at Fairvue Farm in Woodstock. The WPCA recommended to the Board of Selectmen that they sign a non-binding letter of intent to further explore this proposal with Green Power. The benefits described include: better water quality, energy security, lower electric rates for certain municipal (WPCA, schools, town) uses, and possible end solution for future town residential and commercial food waste recycling. An added benefit is that it promotes energy sustainability. Green Power Solutions will be present at the next Selectmen's meeting to make a proposal.