

**From:** Hugh Sullivan

**Sent:** Monday, April 20, 2020 3:01 PM

**To:** George Bertram

**Cc:** Tom Marks; Tom Connor; Jeffrey Manville; Cindy Harrison; John Michaels; Charlie Rosa; Dan Colton - Finance Director

**Subject:** Edgewood

George:

Per your request of me, I have prepared a probable estimated timeline of a construction work schedule if the existing pool and pool house at Ballantine Park were to be redone as per our scope of work for \$3,729,000.00.

- **Create a new Ballantine Pool and Pool house.**
- Town of Southbury creates an RFI & RFP for a design professional team.  
Building Committee to select the lead design professional team for the pool design and the building design.  
This process could be 2 to 3 months with interviews and approval of design professionals.
- Prepare and complete the design for the project by all of the design professionals.  
This process could be 4 to 6 months to complete.
- Submit an 8-24 Referral regarding the land use approval of the project to Planning and Wetlands Commission and the Pomperaug District Department of Health  
This process could be 2 months for land use approvals.
- Prepare the Final Contract Documents for Bidding by the Town of Southbury for a Contractor/Construction Manager  
This process could be 1 to 2 months for coordination.
- Review and approve the Bids.  
This process could be 1 month.
- Award the contract for construction - Select a Contractor/Construction Manager for the Project.  
This process could be 1 month.
- Submit Contract Documents for Building and Zoning Permits  
This process could be 1 month.
- Construction Schedule  
12 to 15 months for construction plus a month to test the pool, pool house and exterior parking for inspections, Punch List and Certificates for Occupancy.
- **Total probable time from concept to completion could range from 22 to 28 months for a new Ballantine Pool and Pool House.**

This would mean that the existing Ballantine Pool and Pool House would most likely not be operational for at least two seasons depending upon when the construction started due to the time of year.

We also believe that the patch and repair model for the existing pool edge perimeter and drain at Ballantine Pool, might not be manageable after one or two years because of the vertical depth of the deterioration of the existing 50 year old structural reinforced concrete.

I hope this overview of a typical estimated construction schedule is helpful for your review.

Regards

Hugh

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