

**MINUTES OF THE CHESHIRE COMMUNITY POOL (CCP) EVALUATION
COMMITTEE MEETING HELD ON TUESDAY, JULY 2, 2013, AT 6:30 P.M. IN ROOM
207, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.**

Present

Co-Chairmen John Purtill and Kevin Wetmore. Committee members: David Gavin, Keith Goldberg, Matt Levine, Ron Urguhart, Sylvia Nichols, Bill Kunde.
Staff: Sheila Adams, Vincent Masciana

1. CALL TO ORDER

Chairman Purtill called the meeting to order at 6:35 p.m.
A quorum was determined to be present.

2. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

3. APPROVAL OF 6/20/13 MEETING MINUTES

MOTION by Ms. Nichols; seconded by Mr. Levine.

MOVED that the minutes of June 20, 2013 be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

4. PROJECT MILESTONES/TIMETABLE STATUS – J. Purtill & K. Wetmore

Mr. Purtill requested the committee approve additional items to the agenda – discussion on life cycle costs and preliminary data for perusal, and report on a conference call made by Mr. Wetmore.

The committee reviewed the project milestones and timetable.

June 20th – option selection of pool enclosure.

June 27th – CCP committee presentation to the Town Council and the public.

July 2nd - review of life cycle costs and fine tuning; working out energy costs.

July 18th – CCP committee makes decision on enclosure option; recommendation on the option chosen to the Council; move public hearing date to July 23rd.

July 23rd – Public hearing with Town Council.

July 30th – holding date for additional meeting and discussions, if needed.

Capital budget will be decided and approved by the Town Council by the 3rd week in August.

With regard to the July 23rd public hearing and recommendation to the Town Council, Ms. Nichols advised that the Council may not make its decision on the pool enclosure

recommendation at this meeting. She also stated that the Council will want to see hard numbers, comparison of data and numbers, and facts on the recommended enclosure.

5. MYTHIC SPORTS LLC CONSULTATION UPDATE – John McIlhargy

Mr. McIlhargy has three manufacturers to be considered for the permanent pool enclosure – Universal Fabric Structures, Sports Events Resource Group, and Signature Structures. He has worked with all three companies; all three recommend the same fabric (PTFE); Universal uses an aluminum structure; Sports is big in the fabric market; all have good reputations, good service; great crews for installation; R value will start at 12.

Mr. McIlhargy will generate the specifications for the structure to all three manufacturers – to start at R12, with upgrades, translucency, alternates from which the committee can make choices, inclusion of specs for heating, venting, lighting packages, consideration of open spaces with removal panels, permanent roof, sprinkler system. He will insure the numbers for the permanent structure are very specific for CCP to present to the Town Council.

There was a discussion on the dehumidification for the pool, and Mr. McIlhargy said we can go forward on this, and decide on whether there is a better option. There is concern about condensation inside the structure during the winter time, but this is only a few months. He commented on the fact that this is a pre-engineered building, and it comes with a crew that puts it together. The manufacturers will provide information on energy consumption. The numbers for the permanent structure will be available to the committee for the July 18th meeting.

6. 6/27/13 PRESENTATION FEEDBACK – ALL

The committee members commented on the excellent presentation given by Mr. Purtill and Mr. Wetmore, and cited what was learned from the public on the pool enclosure project.

Time table – there must be a final determination on the start time for the pool enclosure project and completion date.

There should be a business plan and marketing plan in place.

The pool provides a health safety model; other services in Town are not self-sustaining (Library, Senior Center, Linear Trail) and do not provide revenue. The community pool is a Town provided service.

There must be information provided on a Tension Membrane enclosure w/co-generation; this is going green and has a positive environmental impact.

Ms. Nichols offered to get information on costs of other Town services such as the Library, Senior Center, Linear Trail.

Mr. Purtill submitted financial data for committee review and discussion.

Community Pool Financial Plan (after one year ramp up) FY 2014

Revenues: FY 2014 w/Adj. \$545,000; Close Pool (\$545,000 revenue loss); Summer Only (\$303,000 revenue loss); Tension Membrane w/co generation \$145,000 in positive revenue.

Expenses: FY 2014 w/Adj. \$888,000; Close Pool expense (\$888,000); Summer Only (\$627,000); Tension Membrane w/co generation (\$130,000).

Improvement: Close Pool \$343,000; Summer Only \$324,000; Tension Membrane w/co generation \$275,000.

Subsidy: FY 2014 \$343,000; Close Pool \$69,000; Summer Only \$88,000; Tension Membrane w/ co generation \$68,000.

The committee reviewed the steps for "How do we get there", which included 30% fee increase over 2 years, extensions, credits, fee change of +10% for promotions, more open time, increased promotions, additional swim meets/revenue. Expenses would be reduced with 35% improvement with higher R value and co-generation use, and elimination of bubble installation, removal and storage.

There was an in-depth discussion about increase in pool fees, especially for Cheshire residents. In the past the rates were raised, membership dropped, and the prior rates were reinstated. The committee talked about programming fees being increased, not membership fees. It was determined that there could be a fee increase for out of town memberships only; resident memberships and passes would remain at the current fee level; there could be an increase in fees for parties and other events, 8 week sessions for water safety instruction/swim lessons, private swim lessons/group swim lessons given by the aquatic director.

With the new pool enclosure structure, Aquatics Director Adams expects there will be additional year round memberships with increased revenue.

There was agreement that there must be more promotion of the pool as a Town provided service/recreational facility, and more visibility of the pool facility.

Mr. Masciana asked if the conclusion is that the pool will not be operational this winter, or would a temporary cover be installed.

The committee was advised by Ms. Adams that to winterize the pool with a cover would cost the Town about \$110,000, plus the cost of keeping the utilities running. There is no way to winterize the drains that go out into the field; they could freeze, heave, and cause problems. Putting a bubble over the pool for the winter is actually winterizing the

pool; it is not a long term solution; and the cost would be about the same cost as winterizing the pool.

The proposal to winterize the pool with a temporary bubble could be presented to the Town Council as a way to protect the Town's asset. Ms. Nichols explained that information to the Council must have detailed costs and understanding that a temporary cover will not only winterize the pool, but also provide revenue throughout the winter with the pool being used.

It was agreed by the committee that the question is – what is the best way to protect the pool during the winter - do we winterize the pool or install a temporary enclosure.

Mr. McIlhargy noted that the Town has insurance claim funds, and consideration can be given to “renting a pool cover” for the winter season through the manufacturer that will be installing the permanent structure. He will research this issue, costs, time frame, etc. and report back to the committee.

Mr. Purtill asked Mr. Goldberg to work with Mr. McIlhargy on the research related to renting a temporary pool cover.

Mr. Wetmore reported on his conference call and discussion about a tension membrane structure with the aquatic director/swim coach at Hood College in Maryland. The company installing the pool enclosure was Universal Fabric.

The Hood College pool is a 25 yard 8 lane pool; 10,000 sq. ft. (1/3 size of the Cheshire pool). The pool had a bubble, it collapsed, and was removed and replaced with a sturdy structure. The current enclosure has an aluminum frame (additional \$90,000 cost), PBC double membrane, R30 value (+\$90,000), there are heated pipes around the perimeter to melt snow, the original blowers were kept, there are significant energy savings, and the college expects payback in 3 years. It was a turn key project, total cost of \$450,000 (Cheshire's cost would be about 4 times higher). The project came in on time (May to July), and on budget; there were some minor adjustments to be made and the contractor was very responsive.

For the Cheshire pool enclosure, Mr. McIlhargy said the specs would include retractable wall sections, or zipper removal, with a permanent roof.

Cumulative cost to acquire and operate pool dome – Mr. Purtill distributed the cost analysis, life cycle costs, and evaluation for the pool.

The initial costs to build a pool enclosure (design/build pricing, costs not in the d/b contract, contingency) were estimated as follows: Redesigned bubble - \$313,920; Tension Membrane - \$2.3 million; Polycarbonate - \$5.6 million. The cumulative life cycle costs (enclosure only) for the three options – 40 year life cycle – Bubble \$12.9

million; Tension Membrane \$7.9 million; Polycarbonate \$11.7 million. No financial costs were included in the analysis.

7. NEXT STEPS/ISSUES

Council recommendation presentation 7/18/13

Date moved forward to July 23rd for public hearing with Town Council.

Verification of Tension Option

Cumulative cost to acquire and operate pool dome - Other than the initial costs, the data shows that the tension membrane and polycarbonate structures costs are almost parallel; bubble costs are much higher; and it is obvious that there is a cost advantage for the tension membrane structure. Mr. Purtill reviewed the information earlier in the meeting.

Pool Business Plan

Discussed earlier in the meeting.

Field Trip

Mr. McIlhargy noted there are some sites in the Boston MA area for a field trip to look at a tension membrane structure. These include the Boston Patriots practice field which would be accessible until the 3rd week in July; a smaller pool facility, and a Boston military base. He will research availability for these sites and advise the committee.

There are also sites in the New York City area – the New York Aquarium in Brooklyn NY has a tension membrane structure; and the ICON stadium has a tension membrane roof, but not a full enclosure.

Mr. McIlhargy will also get names of recreational areas, i.e. swimming pools and ski resorts, in the U.S. that have tension membrane enclosures so the committee can look at them on web sites.

Data requirements to complete evaluations

There are data requirements needed on anything about a tension membrane structure, and the information must be available for the CCP meeting of July 18th. There is a need for information on the prevailing wage rate, and Mr. Noewatne will be asked to get this information for the committee meeting of July 18th.

With regard to concerns about the prevailing wage rate, Mr. McIlhargy advised that there is not too much labor with the tension membrane structure. Once everything is approved, the order is placed, everything is on site, and the crews install and complete the work in about 2 weeks.

The next CCP Committee meeting is scheduled for July 18th, at 6:30 p.m. in Room 207, Town Hall.

8. ADJOURNMENT

MOTION by Mr. Levine; seconded by Keith Goldberg

MOVED to adjourn the meeting at 8:35 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk