

**MINUTES OF THE CHESHIRE COMMUNITY POOL (CCP) EVALUATION
COMMITTEE MEETING HELD ON THURSDAY, JULY 18, 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: Lew Cohen, Wendy Stevens, David Gavin, Matt Levine, Ron Urquhart, 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 7/2/13 MEETING MINUTES

MOTION by Mr. Levine; seconded by Mr. Gavin.

MOVED that the minutes of July 2, 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. Wetmore reviewed the milestones/time table with the committee. He informed the committee that the July 23rd presentation to the Town Council has been rescheduled to Thursday, August 15th. On August 20th the Council will have its final review of the capital budget bonded and non-bonded items and hold a public hearing. The final vote on the CEP will be August 27th, and the CEP budget will include the pool cover/structure project.

It was suggested by Mr. Wetmore that the CCP hold a public information session on August 12th for public input. This will enable CCP to provide public feedback on the recommended option to the Council on August 15th.

Energy – will need fine tuning

Life Cycle Costs – getting updated information

Co-generation – to be looked at further

User pros and cons – being received all along

August 15th – CCP meets with Town Council on the capital budget/pool structure item.

August 20th – Council public hearing on the CEP

August 27th – Council vote on the CEP

CCP will have the exact costs for the recommended option at the August 15th meeting with the Council.

The pool cover/structure project would be included as an item in year #1 of the capital expenditure budget (CEP), and would not be a stand alone project.

In the CEP there is one community pool item of \$110,000 for building repairs/roof over the mechanical room area.

The committee discussed the need to increase public interest in the pool project through the media/newspapers/web site. There is an opportunity to take advantage of the additional time to August 15th and provide the community with information and announcement of the preferred option for the pool.

Mr. Purtill believes CCP should have its decision before meeting with the Council, make an announcement of its recommended option with the opportunity to get a play in the press, including a press release.

There was disappointment expressed about the rescheduling of the CCP preferred option presentation to the Council. Mr. Levine commented on the momentum for the pool project going into the July 23rd meeting, which is now rescheduled, and co-mingling the pool project with other CEP items.

On August 15th, the only CEP item being discussed with the Council is the community pool project. The public can attend this meeting, but Mr. Wetmore said there would be no public participation. Mr. Masciana suggested that there be as many pool supporters at this meeting as possible in support of the recommended pool option.

Ms. Adams stated that people have expressed their opinions to her, and they want the pool project done.

With regard to the July 23rd deadline, Mr. Purtill stated that CCP is not ready to meet it. The committee members determined that they should continue to meet for further review, discussion and decision on the recommended option.

5. MYTHIC SPORTS LLC CONSULTATION UPDATE – John McIlhargy

Mr. Purtill informed the committee that Mr. McIlhargy was unable to attend this meeting due to a family situation. He noted that Mr. McIlhargy will be providing CCP with a snapshot regarding the temporary cover for the pool versus winterizing the pool. He is close to a number and will e mail it to Mr. Purtill.

Mr. Wetmore advised that Signature Structures may be coming to Cheshire on Tuesday, July 23rd, with an engineer, for a walk thru at the pool facility, and the firm will also provide a cost estimate for the project. Committee members will be informed of the time of this walk thru.

The companies bidding on the pool project must meet standardized specs for the structure and membrane. If the project is approved at referendum, the Town will go for an RFP on the project. In this process, CCP will invite manufacturers to provide a proposal packet to the committee, meeting minimum specifications and code compliance on the structure, and then a decision will be made on who prepares the RFP for the project.

Keith Goldberg has put together an excellent check list which Mr. McIlhargy is working on for the committee.

6. STRUCTURE SPECIFICATIONS & ANALYSIS – Keith Goldberg, Bill Kunde, Mark Nash

7. ENERGY IMPACTS – David Gavin/Lew Cohen

Mr. Gavin received a proposal for a co-generation system with a 50kw generator which takes care of the water and permanent building, but does nothing for the space heating of the structure. It has a 6.5 year payoff with a \$227,000 capital outlay and includes maintenance. With a permanent structure, Mr. Gavin's recommendation would be a separate co-generation unit for heating the space. Reduction in costs would be about \$30,000 to \$40,000 annually. In the last 6 years there has been a reduction of \$100,000 in pool energy costs because of the use of gas.

At the Gillette Stadium practice facility, with the single membrane translucent roof, there were 100 halogen lights turned on, even during the bright sunny day. If the option is a Signature single membrane translucent roof, Mr. Wetmore recommended that the Town take the service policy at \$5,000 a year cost.

8. COST PROJECTIONS – J. Purtill

• Alternative options initial cost – capital request

The committee discussed the options. Based on the information available, the tension membrane option at a cost of \$2 million to \$3 million could pass at referendum. A project at \$5 million to \$6 million does not have a chance of passing at referendum. If an Open Aire structure came in at \$4.9 million versus a fabric membrane structure at \$2.5 million, the preferred option would be the polycarbonate structure.

With a tension membrane structure Mr. Levine said there is an open air feel, no down time, and the pool will not lose any members, but will get more people to the pool once it is finally fixed.

Mr. Kunde reported on an e mail received from Mr. Grant of \$5.482 million plus a contingency fee for a completed polycarbonate project, with top of the line dehumidification. The time frame for a polycarbonate project completion is one year, and it is three months for a tension membrane structure completion.

Mr. Purtill stated that the Council will want hard numbers for the project, and would want to see spread sheets on how the numbers were determined. Another week is needed for firmer numbers for all the options. Dehumidification specifications (free flow air) could reduce the \$5.4 million number, and mechanical refrigeration is not necessary for the Cheshire pool. A contingency fee must be added to the estimated cost.

Another question is whether a general contraction would be hired for the project, if the Town would be its own general contractor, and what is the best way to go.

- **40 years LLC projections**

9. ARE WE READY FOR A DECISION? – ALL

- **Enclosure renderings**

A design is needed for the Council, and Mr. McIlhargy has some designs he is working on for CCP review. All of the Open Aire information from the last proposal is available to be looked at, but this proposal may not be the best solution for the Town.

- **Field Trip read out**

Four CCP members (Purtill, Wetmore, Kunde, Urquhart) visited the Foxboro MA Gillette Stadium. They saw two structures – a Signature building, and a building by a company which built the Dallas TX structure. The Signature structure was 20,000 sq. ft.; was originally a store; and was turned into an office facility. The CCP members visited the inside and outside of the two layer fabric structure which has little or no translucency, but has been in operation 7 years with no damage or repairs. Signature can provide any color fabric; there is flexibility in pricing; the structure is insulated; the practice field (80,000 sq. ft.) cover was similar to a bubble, and translucency was lighter.

Two tension membrane fabric samples – lighter grade and heavier grade - were looked at by the committee. The structure is two layers with insulation, with a code requirement to be vented; there is a fan that brings air in through the walls, and expels it. The trusses are measured in feet; the stadium trusses were 8 feet; the practice field trusses were 10 feet. The structure goes into a pocket and this is how it is held; it is tensioned by bars that go in between; and from the top you can see the rafters/joists. The side walls can be opened up. The challenge will be figuring out how to put the roof over our existing space; the peak of the roof would go parallel to the great wall; this means part of the roof that goes down to the eaves drops into the space of the great wall. There could be snow collected in this area that would have to be removed, and there is loss of about 10 feet of the deck. The peak could be against the wall.

For clarity, Mr. Purtill drew an example of how this structure could be built with the great wall. Photographs of the tension membrane facility were looked at by the committee. For the mechanical area on the east side of our pool building, there could be a lean-to over this area to prevent snow shedding.

- **Decision Time – recommendation**

When Mr. McIlhargy is available, 3 or 4 committee members will meet with him and come up with costs and estimates for foundation and electrical, etc. to be brought to the committee. There could also be a conference call for the July 25th meeting.

- **7/23/2013 Proposed T.C. & public hearing presentation**

CCP will meet on July 25th, and kept the dates of August 1st and 8th open for meetings.

- **Temporary Structure for winter 2013-2014**

For the Town Council CEP meeting, winterization of the pool was not in the budget, and this cost will have to be determined. It is believed that the money from the insurance claim can be used for this work, but this has not been confirmed. CCP is awaiting Mr. McIlhargy's information on the cost of winterization, and costs of temporary winter enclosure. If the winterization cost is equal to the cost of a temporary bubble enclosure, it would make sense to go with the temporary cover.

The tension membrane structure construction could be fast tracked, and Mr. Wetmore said there would be a lot of work to be done in the September and October time frames. The Open Air structure could not be fast tracked.

Councilor Nichols commented on the Council not being in favor of fast tracking a project, as it opens the Town up to all kinds of issues if things don't go the right way.

- **Schematic**

This is in the design process.

10. NEXT STEPS/ISSUES

- **Public Hearing turnout expectations – Matt Levine**

Mr. Levine stated that due to vacation schedules the turnout could be lower than anticipated.

CCP wants public awareness of the pool project, and it had been recommended that a survey or poll be conducted with a random sampling. The main issue would be price resistance.

- **Business Plan Status – Sheila Adams & John McIlhargy**

Ms. Adams and Mr. McIlhargy are putting the business plan together, and this should be out by July 25th. There should be answers to questions on the finances, impacts, marketing, etc.

If people are demanding a break even pool facility, Mr. Purtill said they are expecting the Town to be entrepreneurial looking at various sources of income for the facility, i.e. naming rights, logos, advertising.

Ms. Nichols informed the committee that naming rights, advertising, etc. is a Town Charter issue covered by an ordinance. She advised that the Charter cannot be opened for one issue, and once opened the entire Charter is up for revision.

According to Ms. Adams there are people in the swimming community who would put money into the pool facility if allowed to advertise.

Ms. Stevens commented on the Milford YMCA pool, which is a 10 branch association YMCA. This facility had problems with its bubble when it collapsed and the pool was closed. Since the new structure there has been an increase in membership and swim lessons because the pool is year round.

Ms. Adams noted there are concerns about losing memberships and revenue with an Open Aire atmosphere in the summer time. The 2013 summer revenue as of July 1st is \$50,000.

11. ADJOURNMENT

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

MOVED to adjourn the meeting at 8:22 p.m.

VOTE The motion passed unanimously by those present.

Attest:
