Public Building Commission
April 8, 2010
Regular Meeting
Room 202, Town Hall

Members Present:  Mr. Joseph Barba
Mr. Peter Frenzilli
Mr. Keith Goldberg
Mr. Michael McCardle
Mr. Mark Nash
Mr. Ronald Palumbo
Mr. John Purtill

Members Absent:  Mr. Vincent Robitaille
Mr. James Brennan

Town Council Members Present:  Mr. David Schrumm
Mr. James Sima
Mr. Tim Slocum
Mr. Justin Adinolfi

User Members Present:  Mr. Tod Dixon, User Member, Board of Education

Others Present:  Mr. Joseph Michelangelo, Director of Public Works
Mr. Michael Milone, Town Manager
Mr. David Gavin
Mr. Lew Cohen
Mr. George Noewatne, Deputy Director, Public Works
Mr. Doug Levine
Mr. Bruce Kunde
Mr. Bob Cecceloni
Mrs. Sheila Adams
Mr. Lou Cohen
Mr. Kevin Wetmore
Mr. Bill Jacques

The Chair called the meeting to order at 7:30 p.m. Roll was called and a quorum determined. The assembled group recited the Pledge of Allegiance. Mr. Purtill explained to the audience how to exit the chamber in the event of an emergency, in compliance with the Fire Marshal’s order.

APPROVAL OF MINUTES

Mr. Nash moved that the minutes of the regular monthly meeting of March 2, 2010, be approved as published, subject to correction. The Motion was seconded by Mr. Purtill and carried unanimously.
PUBLIC ADDRESS

The Chair invited members of the audience to address the Commission, but there was no one wishing to do so.

GENERAL CORRESPONDENCE

Mr. Purtill stated that all correspondence received would be addressed under the appropriate subcommittee report.

MONTHLY FINANCIAL STATUS REPORT

Commissioners received copies of the monthly financial status report in their packets.

CONSENT CALENDAR

Mr. Goldberg moved that the Public Building Commission approve the Consent Calendar as follows:

I. FOOD SERVICE UPGRADE AT DODD MIDDLE SCHOOL PROJECT

BL Companies, Inv. # 09D1393 $1,684.20

The motion was seconded by Mr. Nash and carried unanimously.

REPORT ON INVOICES PAID

Mr. Michelangelo reported that there were no invoices processed administratively this month.

TOWN ATTORNEY LEGAL ISSUES

There were no legal issues to come before the Commission.

DODD MIDDLE SCHOOL FOOD SERVICE UPGRADE (Phase 1)

Mr. Michelangelo informed the Commission that the second rounds of bids for this project were opened on April 13, after the first bids came in over budget. He commented that there is $280,000 unencumbered funds available for this project. The low bid came in at $310,000, which is $30,000 higher than the funding available. Thus, the contract can not be awarded.
Mr. Rioux, of BL Companies, architect for the project, stated that the low bid does not contain funds for contingency, which would have to be built into the project. There were eight bids, and most were within close range of each other, with approximately 10% differential between the high and low bidder.

Mr. Rioux commented that although the low bid is over the appropriated amount for this project, it is under the amount which must go to referendum. He suggested that the Commission discuss the possibility of requesting additional funding from the Town Council. If approved, the project could move forward this summer.

Mr. Rioux suggested that the cooler and freezer could be removed from the project and purchased separately, although he did not feel that this would be advisable. It would be better to have the equipment in the project. Mr. Rioux commented that one reason that the bids are high is because the project must be completed in a very small physical space, which makes it harder for the contractors to work. He opined that the contractor is reliable and has a good reputation.

It is Mr. Rioux’s recommendation that the PBC request additional funding from the Town Council. He feels that a small contingency will be adequate. Mr. Sima requested that the Commission make sure that the contingency amount does not take the project costs over the amount which must go to referendum. Mr. Michelangelo requested that the Commission consider the fact that the total appropriation for this project is $320,000.

Mr. Nash moved that the Public Building Commission award the contract for the Dodd Middle School Food Service Upgrade project to Gennarini Construction of Bridgeport, CT, in the amount of $310,000, subject to approval of the Town Council and the award of additional funding by the Town Council. The motion was seconded by Mr. Barba.

Discussion of Motion:

It was noted that this contract does not include what was in the original bid for this project; thus, some of the original work will have to be done at a future date when more funding becomes available. Mr. Rioux commented that the amount of this bid is consistent with the scaled down specs for the project.

Mr. Rioux will call the contractor to discuss the details of the proposal. He will further check the references of the firm. In response to a query from Mr. Sima, it was noted that the only items which can be removed from the revised project would be the freezer and refrigerator, and it would not be prudent to do this outside of the project. There would be an issue of coordination of vendors.

Vote on Motion: Carried 5-2. Mr. McCardle and Mr. Frenzilli voted in opposition.
MUNICIPAL SWIMMING POOL ENCLOSURE PROJECT

Mr. Purtill addressed the audience regarding the pool project. He stated that the Town Council directed the Public Building Commission to evaluate two design-build companies, KBE Building Corporation and BL Companies (architect), and GF Rhode, OpenAire and Meyer & Meyer (architect). The Commission was asked to evaluate the financial impact, energy savings, user needs and other factors relating to the pool enclosure.

Mr. Purtill created a Power Point presentation for the audience to peruse as he spoke about the subcommittee, their charge and their findings. He informed the audience that the two enclosures are very different in scope and design. The OpenAire structure is very open and airy, and gives the feeling of being outdoors. The KBE enclosure is a very conventional pool enclosure.

Mr. Purtill stressed to the audience that the Town Council will make the final decision regarding the selection of an alternative to the current bubble, which is causing many difficulties, both financially and in terms of upkeep. Mr. Purtill recognized all of the many volunteers who worked on the study, and offered that the Town received a great deal of “free” services from many dedicated and knowledgeable citizens.

Mr. Purtill informed the audience that the subcommittee of the Pool Enclosure Project, as identified in the presentation, made several field trips to pool enclosures in the State. He noted that there are six evaluation factors: construction specs, contractor capability, schedule, energy consumption, user needs, financial impact, construction cost and life cycle cost.

Mr. Purtill commented that the pictures of the two pool enclosures in the presentation are not exact, and have been altered slightly as recommended by the subcommittee. He noted that the original costs as presented by the contractors when originally interviewed have increased as a result of the subcommittee’s determination that the amount presented truly reflects final costs for both pool enclosures.

New totals for both contractors are: KBE--$5,455,183 and GF Rhode--$6,743,872. Those totals include an 8% contingency. Mr. Purtill explained in detail the comparison of specifications for each contractor. He explained what each contractor has planned for the roof, walls, interior, heating/cooling and ventilation. The subcommittee did a detailed comparison of the contractors, including their size, revenue, experience and other pertinent information. The schedule for both contractors was compared, including how much pool time would be lost during construction. A detailed comparison of energy and mechanics was also presented.

The subcommittee, specifically the energy subcommittee, did a great deal of investigation into cogeneration, which is the production of two types of energy from one source, in a way that both are usable, instead of one being treated as waste energy. Mr. Purtill noted
that figures for cogeneration are not included in this presentation, and call for a great deal more study before they can be implemented.

It was noted that cogeneration has not been implemented in Town in the past because of the lack of natural gas. A new natural gas pipeline is due to be installed soon. This will offer the Town the ability to capture used energy. This approach could be used with the GFR structure. A discussion took place regarding the cost of cogeneration, and the payback for its use. It was determined that more study needs to be done in this area before a decision can be made.

Mr. Purtill discussed cost assumptions used by the subcommittee. The study was based on a 40-year life cycle, 4% inflation and 4% interest on a 20-yr bond. Cost assumptions were presented for three alternatives: the existing bubble, the KBE building and the GF Rhode OpenAire structure. A graph of life cycle costs over 40 years was included in the presentation.

After conclusion of the study, the subcommittee reviewed the user needs and how they will be met with both proposals. It was determined that both structures meet space requirements, competitive swimming requirements, eliminate of deterioration of the existing facilities and increase natural light into the pool area. The KBE structure significantly improves the existing structure, and the GF Rhode structure gives the aesthetics of being outdoors.

Mr. Purtill gave a detailed report of the pros and cons of both structures, as determined by the many members of the subcommittee, after countless hours of work and investigation. He stated that if this report is approved by the Public Building Commission at this meeting, the next step would be to forward the report to the Town Council. If the Town Council makes a favorable decision for one of the contractors, then a very detailed contract would have to be developed. Mr. Purtill commented that it may be necessary to seek funds for legal advice regarding the contract. The project would then be presented at referendum at a date to be determined.

In response to a query from Mr. Frenzilli, Mr. Milone stated that if the pool structure, as defined by the Town Council, does not pass at referendum, the pool becomes a summer facility only.

Town Council member Mr. Adinolfi thanked the Commission for their hard work and diligence regarding this study. He offered that he would like to see the pool as a year-round facility. He stated that the current information is a great deal more informative than what was available a year ago. He questioned whether the new energy savings improvements which have recently been performed at the pool have made a difference.

Mr. Cecceloni responded that the atmosphere is much better and it appears that there is less mold. Mr. Cohen commented that any potential savings in the current bubble is a pipe dream and will never happen. Because of its structure and pressure, no matter what
measures are taken the pool will fill up with mold. Improvements will be for the short term only.

Mr. Adinolfi stated that the PBC did an excellent job, and fulfilled the request for the study as requested by the Town Council. He expressed concern that the pool could end up being a seasonal pool only.

In response to a query from Mr. Schrumm, it was noted that cogeneration may be a factor if the Town ends up with a bubble, although payback would likely be less. He requested that the subcommittee do more investigation on the costs/payback of cogeneration. He noted that the current bubble is not an option. He commented that it is extremely important that the taxpayers be aware of how much it will cost to keep the old bubble, or to construct a new bubble.

Mr. Purtill added that there will have to be an advertising campaign to get the information out to the public before the referendum, which will involve funding. The public needs to know the costs of all of the alternatives over 40 years. He noted that both contractors have agreed to a guaranteed maximum price.

In response to a query from Mr. Schrumm, Mr. Purtill responded that the question of installing a new bubble will entail the development of a new design and a new contractor. Mr. Goldberg offered that the current bubble most likely has two-year life expectancy.

Members of the audience praised Mr. Purtill and the subcommittee for their very detailed and informative presentation, as well as all of the hours of work that went into the study.

Mr. Goldberg moved that the Public Building Commission approve the Evaluation of Pool Enclosure Proposals as presented by the subcommittee, and present the proposal to the Town Council. The motion was seconded by Mr. Nash and carried unanimously.

NEW BUSINESS

Mr. Purtill informed the Commission that at the next meeting it will be necessary to elect a Vice Chairman of the Public Building Commission. As Vice Chairman, Mr. Purtill is electing to serve as Chairman for the remaining time of the previous chairman’s term.

OLD BUSINESS

There was no old business to come before the Commission.
ADJOURNMENT

Mr. Purtill moved that the Public Building Commission adjourn at 9:00 p.m. The motion was seconded by Mr. Barba and carried unanimously.

Respectfully submitted,

Mr. John Purtill Chairman
Public Building Commission
In the absence of the Secretary

Attest:

Susan F. Zwick