A meeting of the Public Building Commission Municipal Swimming Pool Enclosure Project Subcommittee was held on Wednesday, February 17, 2010 at 7:00 p.m. in Conference Room 207, Town Hall Cheshire, CT.

Members Present: Mr. John Purtill, PBC Vice Chairman
Mr. Mark Nash
Mr. Keith Goldberg

User Members: Mr. Kevin Wetmore
Mr. William Kunde
Mr. William Jacques
Mr. David Gavin

Others Present: Mr. Joseph Michelangelo, Director of Public Works
Mr. Lew Cohen
Ms. Sheila Adams, Aquatics Director
Mr. Robert Ceccolini, Director of Parks and Recreation
Mr. James Sima, Town Council Liaison
Mr. Jesse Buchannan, Record Journal

Mr. Purtill called the subcommittee meeting to order at 7:30 p.m.

Discussion began with the item of standardizing what will be required from both contractors. Some of the items include a performance bond to guarantee that the work will be completed as promised, and a bid bond to carry their quote, from the time the PBC agrees to it, until the time construction starts in the summer. Since the prevailing wage is a requirement and a law, both contractors must include it in their price.

The question was raised and discussed about building permits. Mr. Michelangelo stated that all building permits will be required however there will be no charge for municipal building permits required for the project, as this is a municipal project.

Another item that the consensus was reached on was that the entire square footage of the deck must be fully enclosed and it is best to go with gable ends and full walls at both the east and the west side. Mr. Goldberg suggested an approach to standardize the formatting of this project is to use the standard divisions in a typical construction contract.
Another item that was mentioned that should definitely be required or requested of both contractors is to seal the great concrete wall as a required feature regardless of which vendor is selected. It was also mentioned that the doors from each vendor should be similar in size, scope, and nature.

The proposed mechanical systems were discussed for both projects and it is difficult to compare them since Open-Aire has no dehumidification. Discussion continued about the mechanical systems in the buildings such as desired pool temperature, desired relative humidity and how will these standards be complied to during the summertime use. Discussion continued regarding the pool interior temperature and humidity temperature in relation to the outdoor ambient temperature.

Discussion continued regarding the sprinkler system. The subcommittee members felt that it would be difficult to avoid sprinklering the interior of the natatorium regardless of which procedure is chosen.

Discussion continued regarding the utility room building. KBE proposes a separate, outdoor structure on the east side of the pool for their utilities for the natatorium. Open-Aire has no utility room proposed, so it is the assumption that they will be either using a portion of the existing permanent building or locating these facilities outdoors since this is a significant issue.

It was noted that the committee has not discussed the lighting in much detail. Nor has there been discussion of the deck work for the HVAC system, its location as to whether it will be over the deck portion or the pool portion. Mr. Michelangelo mentioned that there may be a need to comply with new leed requirements for this structure.

Discussion continued about the revolving door and the two “jut outs” from the existing building. Obviously, if the bubble is eliminated, there will be no need for the revolving door air lock system. The building may be better served with emergency doors with crash bars. This would improve the flow and provide better egress and ingress.

The subcommittee also discussed the life guard area. There is not much need or benefit to changing the existing area, and is better off left “as is”.

Discussion continued regarding the pool cover. Neither vendor has really provided something that the committee is embracing. It was discussed whether to remove the pool cover as part of this proposal since it is not integral to the structure. The pool cover is more of a furnishing, rather than anything else.

Discussion continued regarding the metals used in the natatorium complex. Stainless steel would be the preferred proposed material for the interior of the natatorium. Galvanized is not the preferred option. Nonetheless, the committee will require a non-corrosive material. It was mentioned that the committee needs to think about the expected life span of all the components of the natatorium. It was pointed out the polycarbonate only has a warranty for a 10 year life span. Open-Aire has been in business for only 20 years, so it is difficult to make many predictions and projections beyond that time because it has only been in use for that time.
Discussion continued about the roof systems. The PBC has required 30 years warranties on their most recent projects and will most likely continue to do so in the future. The KBE roof should similarly be 30 years. Discussion continued that if the KBE roof is 30 years, the Town obviously couldn’t get 30 years from the Open-Aire system. This is a major difference. Also discussed was the white roof versus the black roof. A white roof has more reflective qualities and is growing in usage, however it is difficult to get a 30 year warranty for the white roofs.

Discussion reverted back to the possible replacement of polycarbonate. It was mentioned that some of the change-outs that Open-Aire has been doing are $175,000.00. That number appears low considering the cost the prices that are proposed for the structure. It does appear to coincide that that the initial cost of the building would have such a low replacement cost. Mr. Sima mentioned that the growers that operate the greenhouses in town do not get 20 years out of their greenhouses; however they use the ½ inch thickness wall. This roof is a 1 inch thickness wall so it is difficult to compare.

Discussions continued about the KBE project which has a proposed noise panels. These are absorption panels that make it more comfortable inside for noise purposes. It was mentioned that since Open-Aire facility is not proposing this option and it may be best to remove this from the KBE base proposal and have it as an alternate.

Mr. Goldberg mentioned that in construction of the natatorium building, the PBC should address as many issues as possible with the permanent building. One item that he mentioned was the handicap automatic push buttons on the doors inside of the permanent pool building which are not there. There are surely are other items to consider.

Discussion ensued that if the Town puts a permanent natatorium structure how will this affect the existing building and what items in the existing building be required to meet the new code. It was requested that the Building Official and the Fire Marshal be asked this specific question, which Mr. Michelangelo will convey in writing to them.

Discussion continued about the use of photo-voltaics. Discussion continued about the amperage in the building which needs to be 400 amps to 600 amps. There are also voltage requirements. There was not much consensus of the committee to pursue the photo-voltaic option for this building for several purposes.

Discussion continued about the epoxy for the structural steel and how to accomplish this. The committee needs to project this in the life span costs. When the PBC gets closer to a contract, one of the items that will need to be addressed is to define a payment schedule. This is obviously negotiable but in the Open-Aire proposal, it appears that they are requiring substantial amounts of money up front. The Town Attorney will be contacted to provide some input how to secure a scope and project price with either of these vendors. In discussion, it was noted that in the AIA contracts, these contracts are written in favor of the architect. Since the architect is not working for the Town in this design-build project, but on the contractor’s side, the Town will need to modify these AIA documents to protect the Town.
Discussion continued about the timing of the project. If a June referendum is passed, what would be the lead time for shop drawings and ordering of materials, when would construction start, when would construction be completed, and can a June referendum lead to a completed project by Memorial Day 2011. This was an important question that needs to be delineated.

Questions continued about the energy usage of the current building and what energy costs will be for either future building.

Mr. Goldberg went into further discussion regarding the preparation of a specification list. He has already done quite a bit of work and will forward some more materials via e-mail after this meeting.

Mr. Nash is still investigating the background of both firms, contractors, subs, references. Questions ensued about whether both companies are licensed to work in Connecticut with Grant Rhodes being a Massachusetts firm and Open-Aire being a Canadian firm.

Mr. Gavin, Mr. Cohen, and Mr. Kunde discussed their meeting with the Open-Aire mechanical representatives, Mr. Andrew Grand and Mr. Bill Metzger earlier in the afternoon of February 17th. The subcommittee will also be scheduling a meeting with mechanical representatives from KBE.

Discussion continued about the air code requirements and the need to provide de-humidification. It was mention that, in most cases, we can avoid the mechanical de-humidification and the energy required for this project.

Mr. Cohen and Mr. Wetmore requested an additional plan of the pool deck with square footages so they can continue their work. Mr. Cohen mentioned that he will continue to do calculations on this and provide comments following this work.

Discussion continued about the financials of these companies. Confidential material was submitted earlier in a previous proposal which will be discussed afterwards.

A proposed meeting schedule was discussed. It was determined that the next meeting will be on Tuesday, March 2, 2010 at 7:00 p.m.; Monday, March 8, 2010 at 7:00 p.m.; and Monday, March 15, 2010 at 7:00 p.m.

Mr. Goldberg moved to go into executive session for the purpose of discussing the pros and cons of the two vendors, and future negotiations with these two vendors in regards to finalize a scope of services and cost proposal in conjunction with the Town Attorney. Mr. Nash seconded. Motion passed unanimously.

At that time, Mr. David Schrumm entered the meeting room. All those previously, were invited to stay at the meeting and Mr. Buchannan left the meeting.
Mr. Goldberg moved to come out of executive session. Mr. Nash seconded the motion. Motion passed unanimously.

There was no further discussion following executive session.

ADJOURNMENT:

Mr. Goldberg moved to adjourn this meeting. Mr. Wetmore seconded the motion. Motion passed unanimously. The meeting ended at 9:45 p.m.

Respectfully submitted,

Joseph Michelangelo,
Director of Public Works

JM:lw