Public Building Commission  
February 10, 2010  
Special Meeting Re: Pool Facility  
Council Chambers Town Hall

Members Present:  Mr. Mark Nash  
                    Mr. John Purtill  
                    Mr. Keith Goldberg

Others Present:   Mr. Doug Levine  
                    Mr. Kevin Wetmore  
                    Mr. William Jacques  
                    Mr. Louis Cohen  
                    Mr. Dave Gavin  
                    Mr. Bruce Kunde  
                    Mr. Tim Slocum, Mayor  
                    Mr. James Sima, User Member

Staff Present:    Mr. Joseph Michelangelo, Director of Public Works  
                    Mr. Robert Ceccolini, Director, Park and Recreation  
                    Mrs. Sheila Adams, Pool Director  
                    Mr. George Noewatne, Department of Public Works

Mr. Purtill informed those in attendance that the purpose of this meeting is to hear presentations from two firms who have been invited to give input regarding solutions to the current problems with the pool bubble and related issues. The two firms to be interviewed are G. F. Rhode Construction and representatives, and KBE Building and representatives.

Mr. Purtill introduced Mr. Grant Rhode, principal of G. F. Rhode, who will be working with OpenAire, Inc., supplier of retractable roof enclosures. This pool enclosure is a building that will cover the pool and deck areas, with retractable panels that open when weather permits.

Interested members from the Town visited a similar facility on a recent field trip.

Mr. Rhode addressed concerns raised by the above parties. He stated that the aluminum structure and glass sidewalls will last indefinitely. The polycarbonate roof may need replacement in 20-25 years. The present cost of the polycarbonate roof is approximately $175,000 plus the labor to install it.

The base bid for this project would be 5.1 million, with an alternate to cover an additional portion of the pool deck and a cover for the pool. The estimated total cost would be in the 5.6 to 5.7 million-dollar range. It was noted that it will be necessary to create a maintenance room.
A lengthy discussion took place regarding energy savings and options for the proposed building. The temperature will be the same inside as outside during the summer. A comparison was made between a brick and mortar construction building and the retractable roof enclosure. The enclosure is proposed to save 27% more energy, with 5-10% less energy costs.

In response to a query about vandalism, Mr. Rhode stated that the structure is sturdy, but he was not sure about whether paint could be removed. The sheets can be replaced, although at a cost. He also stated that snow drifting would not be a factor, in that the snow would slide off the panels.

In terms of lighting the facility, a lighting consultant with natatorium experience will be retained. OpenAire has prepared new drawings showing the enclosure covering the entire deck area. OpenAire does not provide pool covers, as it is known that pool covers keep water from evaporating into the air. Since there is less water evaporating, there is a cost savings on dehumidification. The downside to a pool cover is handling the cover to get it on and off the pool.

It was noted that this proposed system will definitely address current mold problems, but does not guarantee that the mold problems in the current building will be mitigated. Mr. Rhode also stated that the cogeneration design has been optimized, based on the firm’s experience with other projects.

Regarding questions relating to code compliance, Mr. Rhode stated that the project is in code compliance with all codes. It will be necessary to sprinkle certain areas of the building that are not now sprinkled. There is no threat of ember burning through the polycarbonate, since there is no attic space in the structure.

Regarding change orders, Mr. Rhode stated that it is anticipated that the building will be constructed without change orders. He noted that this can be accomplished with teamwork between his firm and the Town.

It was noted that the project will not require new bleachers, as the current ones can be utilized. In response to a query about the life span of structures previously constructed by OpenAire, it was determined that the oldest one is in Quebec and has been in existence for over 20 years. There have been very few problems with the structure.

Mr. Purtill stated that funding for the project will not be available until after the referendum in June. Mr. Rhode stated that the fabrication for the facility is done in the factory and is prefabricated. Design time will take two to three months, and nine months from permit to completion. The pool will be out of use for at least two months.
Those present discussed the timeline, and agreed that if the project passes at referendum, it would be beneficial to break ground in the fall, and open the pool in May or June. It would be optimal to have the pool open by Memorial Day, 2011.

Mr. Purtill informed the presenters that Building Officials and the Fire Marshal will need full sets of drawings to review, and the project must adhere to all codes. Any questions regarding sprinkling need to be addressed early in design. It was determined that Mr. Noewatne will be the contact person if this proposal is accepted.

In response to a query, it was noted that in another locality a facility of this type generated a three-fold increase in membership, although there are no guarantees.

Mr. Purtill thanked all parties for their presentation, and the group adjourned for approximately ten minutes.

Mr. Purtill introduced representatives from KBE Building Corp., and BL Companies. Mr. Simon Edsel represented KBE, and Mr. Denis Rioux represented BL Companies. A 3-D computer rendering of the building was presented to those in attendance. Interested Town parties visited a Jewish Community Center to see a similar facility.

The representatives addressed questions previously submitted by the Town. They stated that the structure can be ventilated in the summer, and demonstrated how the windows can be opened to provide ventilation, as well as the curvature of the building.

The system utilizes a pool cover, which is intended to be manual and hung from the ceiling. The cost of an automatic cover is being investigated. It is recommended that the pool cover be on for at least 50% of time. It was noted that the pool is in use as much as 14 hours a day. A discussion ensued regarding the feasibility of different pool cover models, as well as a means to put them on and take them off.

The proposed facility does not rely on existing construction for structural support, so the integrity of the existing wall will not be compromised. Regarding the current problems related to temperature and humidity, pressures within the new and old structures can be equalized to eliminate current problems. Air changes will be provided to insure a healthy environment.

Mr. Rioux stated that by utilizing a bio-fuel system to supply electricity, the facility can take advantage of all renewable energy programs and incentives from State and Federal governments.
It was noted that comments from people with experience at the Jewish Community Center revealed that the building is extremely hot in the summer. Mr. Rioux responded that it is necessary to keep the temperature at approximately 84 degrees in the summer. It will be possible to open windows.

Regarding the energy payback, it is estimated that the cost of the building will be recovered in 20 years. The proposal calls for a fully adhered building, with a partial sprinkler system. It was noted that it is extremely important to maintain the water chemistry of the pool, as this has a large effect on corrosion.

Lighting of the structure consists of a truss system, with direct and indirect lighting, supplemented by spot lighting in other areas. Mr. Rioux commented that the intent of the RFP was energy driven, but the design does take into consideration the functionality of the pool for competitive swimming and diving.

Regarding supervision of the project, it was explained that a field superintendent will be on site at all times, and a project manager will visit the site 2-3 days a week.

It was noted that change orders are not anticipated, although that cannot be guaranteed. Completion time is approximately ten months, and the pool will be out of service for approximately six months. There is a 16-week lead-time to order the trusses. The contractor stated that time is of the essence, as prices cannot be held indefinitely. With a June referendum, ordering cannot take place until the middle of July. It may be necessary to build in an escalation clause.

The estimated cost of this project is 4.1 million dollars, which does not include the pool cover or mechanism to install and remove it. This cost does not include covering the picnic area on the deck, which the users would like to have covered. This area is a source of revenue to the Town, and is highly utilized by pool users. Mr. Slocum stated that there is a need to have a firm price for the cost of this facility.

There will be no work done in the existing building. It will be necessary for the contractor and architect to return to revise some of the issues addressed at this meeting, as well as a firm cost. A revised schedule with prices will be submitted by next Wednesday.

Mr. Purtill thanked the presenters of BL Companies and KBE Building Corp. for their presentation.
After a short break, the group reconvened and discussed the presentations. It was agreed that the presenters answered most questions previously asked. Different aspects of each proposal were discussed, but no decision was made regarding selection of the proposals.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

John Purtill, Subcommittee Chairman

Attest:

Susan F. Zwick