

Recreation Committee 9/1/15 5:30, Municipal Pool Next Steps

Committee members in attendance; Melinda Humphrey, Tom Depoy, Chris Siliski

Others in attendance; Chris Etori, William Notte, Gary Donahue, Ed Larson, David Allaire, Gordon Dritschilo, Ron Heminway, Bob Peterson, Tom Horrocks, Tom Cohen, Gail Johnson, Kevin Smith, Cindi Wight, Susan Cagles

Superintendent Wight went out to bid for study for municipal pool at the current White's playground location with a similar footprint to the existing pool. The Rec department came to the committee seeking permission to choose a vendor, Weston and Sampson, as well as approval to spend \$20,000 for design study and rendering prior to a bond vote to fund pool construction. The Weston and Sampson proposal includes costs and services beyond the initial \$20k and through to construction oversight (Weston Sampson was the low bidder and other reasons for the choice are outlined in Rec Department handout attached below).

BOA members in attendance asked that the operational costs of a new pool as compared to the old pool be analyzed as part of the process. Superintendent Wight noted that was not part of the proposal but Weston and Sampson has relevant experience and should be able to advise on that, she will ask. Board members also asked if we were going to be ready for a bond vote without spending the remaining \$36.4k of the primary phase (outlined in handout) first. Wight noted that a significant contingency had been built into the estimate such that it was unlikely a fatal flaw design challenge would be found if we successfully completed the hazardous materials study (part of the \$20k). President Notte noted he was in support of the plan as outlined and was hesitant for the Rec Department to time and money beyond that prior to a yes vote to fund the actual construction of the pool.

Alderman Siliski moved to recommend to the Board for approval, the choice of Weston and Sampson for services as outlined in their response to the Rec Department Request for Proposals.

Motion PASSED 3-0

Alderman Siliski moved to recommend to the Board for approval, the allocation of the following to pay for Weston and Sampson hazardous material assessment and rendering of illustrative graphics for municipal pool;

\$17,262.28 – balance of White's Fund

\$1,800 – Activities Fund specifically for pool project

\$1,000 – 100-7-60-40-430.003 – Repair and maintenance of building

Motion PASSED 3-0

Meeting ADJOURNED 6:15

Recreation Committee Notes

1. Reason for recommendation of vendor

- a. Extensive experience with commercial pools
- b. Majority of team Vermont based with all team members within driving distance of Vermont to facilitate in-person meetings.
- c. Significant savings on construction documents and construction oversight
- d. Previous experience with two main firms on project team.

2. Subtotal/Total amounts for project

All consultant services and expenses for primary phase \$56,400

- We would spend \$20k pre-vote (if there is a vote)

- * Construction plans in final product \$75,700
- * Preparation/negotiation of bidding for construction \$7,800
- * Construction oversight \$27,600

*Fees are based on total project cost, inclusive of fees, of approximately \$2.1 million. Should the overall budget and scope increase by more than 5% then the fees for such shall be renegotiated.

3a. Proposed fund or budget line-item for funding

\$17,200 – White Fund

\$1,800 – Activities Fund specifically for pool project

\$1,000 – 100-7-60-40-430.003 – Repair and maintenance of building

[Hazardous waste study includes the bathhouse]

Total \$20,000

3b. Current Balance of Fund

White Fund - \$17,262.28

4. Timeline if approved

September 2015 – Start of first phase

Late October – Finalized product (see notes below on detail)

November – Recreation committee meeting to discuss bond vote for March

November /December –Recommendation made to full board on bond vote

December – If bond vote is approved finalizing language for bond vote and starting required process to put it on the ballot.

December – February – Community meetings if determined to put bond vote on ballot to educate voters.

March – Bond vote if that is the decision of BOA back in November and December

What will we get for \$20K?

\$8,000 – Hazardous Material Assessment Services

- This looks at the building and the pool to determine if there are substantial amounts of hazardous waste in building materials that would affect the cost of demolition.

\$12,000 – Rendering and illustrative graphics

- The vendor will prepare conceptual level plans, sections and supporting graphics for the bathhouse and outline proposed renovations to the existing filter building. Following that work they will provide an estimate of probable cost. There will be a preliminary meeting to determine needs and then a final meeting to present the findings. After the final meeting they will incorporate the feedback. Communication will be open throughout the process.

The remaining \$36,400 of the primary phase would only be spent if there is a positive vote. This will include surveying, civil engineering, soil boring or testing, structural engineering, HVAC, electric supply and distribution, electrical connections, gas distribution for heaters, heater ventilation, and design of potable water distribution.

The contingency for the project would be set higher than average to take into account that the full engineering of the project has not been done. The decision was made to recommend that the final portion of the primary phase be completed after a positive vote to limit funds spent on a project that requires a positive vote to commence. If there are no major soil issues then the full contingency might not be tapped. If there are unsuitable soils then the contingency would cover the need for replacement of material.