

CITY OF DERBY CAPITAL PLANNING COMMITTEE MEETING

MARCH 14, 2013 - 6:00 P.M.

JOAN WILLIAMSON ALDERMANIC CHAMBERS

MINUTES

Keith A. McLiverty called the meeting to order at 6:05 p.m. All rose and pledged allegiance to the flag.

Roll Call

Present: Keith McLiverty, Beverly Moran, Judy Szewczyk, Ron Sill, James R. Butler, Ken Marcucio, Sr. (arrived at 6:35 p.m.)

Also Present: Dr. Matthew Conway, Superintendent, Board of Education
Clarence Zachary, Finance Officer, Board of Education
Dave Nardone, Facilities Manager, Board of Education
Dennis O'Connell, Director, Parks & Recreation
David Kopjanski, Building Official

ADDITIONS, DELETIONS, CORRECTION TO THE AGENDA

Mr. McLiverty asked if there were any additions, deletions, or corrections to the agenda.

- Acceptance of Minutes of September 17, 2012 meeting.

A MOTION was made by Mr. Sill with a second by Mr. Butler to approve the Minutes of the September 17, 2012 meeting as presented. **Motion carried.**

PUBLIC PORTION

Mr. McLiverty asked if anyone wished to address the committee. No one wished to address the committee.

A MOTION was made by Mr. Butler with a second by Mrs. Moran to close the Public Portion. **Motion carried.**

DISCUSSION AND POSSIBLE ACTION ON PARK AND RECREATION'S ALLOCATION FOR CANCELING THE ROOF AND REPLACING IT WITH AN ENGINEER STUDY

Mr. McLiverty noted that the 2012 Capital Plan included \$15,000 for the roof at the field house based on Milone & MacBroom giving us a rough estimate.

Mr. O'Connell said it is mostly based on the formula given to him by the City's Building Inspector, David Kopjanski – Milone & MacBroom didn't go out. Mr. O'Connell said there has been considerable discussions about improvements to the Ryan Complex. He said he has consulted with numerous individuals – Dave Nardone, Dave Kopjanski and several members of the Parks & Recreation Commission. The field house has many

negative features and is in need of a total overhaul. It is not up to ADA standards – the bathrooms are bad. We need to have a study done to see if it's worth to rehab the building or demolish it completely. He said the Park & Recreation's commission wish would be to demolish the structure and rebuild. Mr. McLiverty asked if they had an engineer in mind and whether it would be a study of the complete complex of just the field house. Mr. O'Connell stated that there is a question in the referendum which is going to ask for lights and visitors bleachers. He also stated that in the future they will also be pursuing turf. Mr. O'Connell said if they are fortunate enough to get turf are we getting the track lanes that come with it. If we do get it those track lanes would run right through the current field house. He said he personally doesn't believe that the track lanes should be pursued due to size. Mr. McLiverty asked if the current track is CIAC acceptable. Mr. O'Connell said it isn't. Mr. McLiverty said if we're going to do this we should do it correctly so that it meets CIAC regulations. Mr. Butler stated that there really isn't enough land at the site to do all that needs to be done. It was noted that the turf field alone would be close to \$1 million. A question was raised whether we need visitors' bleachers. It was noted that having everyone sit together isn't a popular solution. Mr. McLiverty said if we go to referendum and we do the lights no matter what happens with the bleachers and the track the lights could stay where they are. If we do the bleachers and then if we have to move them for the field or the track he doesn't want to throw good money after bad money. Mr. McLiverty stated that we could give Parks & Rec the \$15,000 for the study and put them both on the referendum and if it passes don't do anything until after the study is completed. He noted that architects can come up with unique ideas. Mr. Sill agreed. Mr. O'Connell informed the committee that a study was completed; however there needs to be changes now that the Middle School is built. The committee discussed what they would like to see with a study and agreed that it should be a study of the complex.

A MOTION was made by Mr. Butler with a second by Mr. Sill to proceed with getting cost estimates to complete a study for the complex. **Motion carried.**

DISCUSSION AND ACTION ON THE IRVING SCHOOL BOILERS

Mr. McLiverty stated at the September 17, 2012 meeting this committee put aside \$80,000 for (2) boilers at Irving School. We issued a Request for Qualifications (RFQ) but there were issues with Prevailing Wage that caused us to issue another RFQ. These responses to the second RFQ were greater than \$80,000.

Dr. Conway reviewed the background of the project as he was not employed with the City when the RFQ's took place. It is his understanding that \$27,000 would replace the inner workings of one boiler and 40,000 was the figure for a new boiler. Mr. McLiverty said it would be \$27,000 plus \$10,000 for the warranty.

Dr. Conway informed the committee that an upgrade to the current building management system that monitors the boilers would also be needed since the last one installed was 1994 and it is not compatible with today's boilers. The cost of this upgrade would be \$13,000 up and above the cost of the boilers.

Dr. Conway said the lowest bid received after two bid processes is \$118,775, which includes a building maintenance system, which came in just over \$13,000. The building

maintenance system is separate from the boilers; however it was included in each company's bid for the boiler project. He noted that the \$13,000 is a one-time cost. When we put the system in at the Middle School it was a one-time cost but we pay an annual service fee of \$5,000 for that system. We have not had to pay that annual service fee at Irving and Bradley Schools because the system that is presently being used operated those boilers. It is only now when we upgrade the boiler that this system is needed.

The lowest bid of \$118,775 includes the boiler and the building maintenance system. Dr. Conway said he questioned whether the current building management system installed at the Middle School could be expanded to also operate the other boilers remotely. He said it might be; however it will cost just as much, if not more. Dr. Conway said we would not be replacing the entire system at Irving it's simply an upgrade to the panel and the software to get it to operate the boilers.

Dr. Conway informed the committee members that the "guts" of the boilers at Irving School have been replaced twice since 1994. There was no cost involved as it was still under warranty. If we again decide to replace just the guts we would not have to replace the building maintenance system. Looking at the original proposal – it would be \$27,000 for each boiler - \$54,000 plus \$10,000 per boiler for the warranty gets us to \$74,000. Based on past experience this should last 10 years±. The \$118,775 we received through the RFQ process would give us two new boilers, which includes the upgrades to the building management system. Dr. Conway stated that we're basically in the same ballpark whichever way we go. Mr. McLiverty said he is ok with the \$118,775 price noting that we were already allocating \$80,000. Dr. Conway noted that the engineer who did the specs for the boilers at Irving is the same engineer that actually did the specs for the Middle School. Mr. Butler asked what is the quality of the boiler in the \$118,775 bid versus the other bids. Mr. Nardone stated that they specified a certain Columbia boiler and everyone bid had that boiler.

Mr. McLiverty asked the committee members if they had any questions. Mrs. Moran did not have any questions. Mr. Sill stated that he can't believe the different prices that were received. Dr. Conway noted that there may be a cost savings realized by doing this project over the summer months. Mr. Zachary informed the committee that we received a thirty day extension for the bids. Mr. McLiverty questioned what would happen if we do delay this until summer and the boiler goes down. Mr. Butler said that one boiler in spring type weather should be able to carry the building. Mr. Zachary informed the committee that one boiler is completely gone. Mrs. Moran questioned where would the additional funds over the \$80,000 that has already been allocated come from. Mr. McLiverty said we would take the additional allocation out of LoCIP. He said we could make the recommendation of \$118,775 to the Board of Aldermen for their modification, we make the allocation out of LoCIP and then this way Dr. Conway has between now and the 28th to work out the extension. If something goes wrong they could award it and then just pull the trigger.

A MOTION was made by Mr. Sill with a second by Mr. Butler to increase the allocation for the Irving School boilers by \$40,000 from LoCIP and forward it to the Board of Aldermen for approval. **Motion carried.**

A MOTION was made by Mr. Sill with a second by Mrs. Szewczyk to add the discussion of and possible action the study for design of the schools (Irving, Bradley, High School) roofs to the agenda. **Motion carried.**

DISCUSSION AND POSSIBLE ACTION ON THE ARCHITECTURAL DESIGN FOR THE SCHOOL ROOFS

Mr. McLiverty said we are trying to get a referendum question together. There are three roofs that need replacing. Numbers have been generated as to the cost of replacing the three roofs. Mr. McLiverty said if we go with those numbers and go to referendum and those numbers are wrong we probably won't go back to referendum for more money. The validity of those numbers is critical. Mr. McLiverty said there was discussion whether or not to get some engineer estimates – to have a solid study completed. Mr. Zachary noted that the cost would be \$10,000 per roof for the design and \$3,000 for the core samples. Mr. McLiverty said we have \$20,000 left in the School Improvement referendum that was done approximately 5-6 years ago. He noted that the engineering study is not going to be done in time for the referendum should it occur in late March, beginning of April. Mr. McLiverty said if we approve money for the additional engineering to insure that the numbers that we go to referendum are correct then maybe we don't adopt the referendum question on March 28th.

It was noted that \$39,000 would cover the cost of the study. Mr. Kopjanski stated that all the roofs were tested and abated for asbestos in 1994. Mr. McLiverty also noted that we have savings in some other capital items to cover the other \$19,000.

A MOTION was made by Mrs. Moran with a second by Mr. Sill to add to the Capital Plan the study of Irving, Bradley and Derby High School roofs for purposes of the referendum. **Motion carried.**

A MOTION was made by Mr. Butler with a second by Mr. Marcucio to appropriate \$25,000 for the study of Irving, Bradley and Derby High School roofs for the purposes of referendum with the understanding that it may go down \$2,000 to \$3,000 once the Mr. McLiverty finalizes the numbers. **Motion carried.**

ADJOURNMENT

A MOTION was made by Mr. Sill with a second by Mr. Butler to adjourn the meeting at 6:45 p.m. **Motion carried.**

Respectfully submitted,

Patty Finn
Recording Secretary