

Committee Members

Councilman Todd Berch, Co Chair  
Councilman Philip Pessina, Co Chair  
Councilmatic Representative, Thomas Serra  
Councilmatic Representative, Joseph Bibisi  
WPCA Chairman, Dale Aldieri  
WPCA Commissioner, John Giuliano  
John Parker  
Tina Gomes  
Michael Rosario  
Marie Hurley, ADA Representative

Committee Staff

Director Guy Russo  
Deputy Dir. Robert Young  
Chief Eng. Joseph Fazzino  
Asst. Chief Eng. Christopher Holden  
Elise McDermott, Finance Dept.

**MATTABASSETT BUILDING COMMITTEE  
REGULAR MEETING  
TUESDAY, SEPTEMBER 24, 2013  
82 BERLIN STREET, MIDDLETOWN, CT**

**Member Present:** Councilman Philip Pessina, Co Chair  
Councilman Thomas Serra  
Councilman Joseph Bibisi  
Tina Gomes  
John Giuliano, WPCA Commissioner  
John Parker

**Members Absent:** Councilman Todd Berch  
Dale Aldieri, WPCA Chairman  
Michael Rosario  
Marie Hurley

**Staff Present:** Guy Russo, Director  
Joseph Fazzino, Asst. Director  
Elise McDermott

**Staff Absent:** Robert Young, Dep. Director  
Christopher Holden

**Others Present:** Mark Kopchak, Eng. II, CDR Maguire, Inc.  
Charles Chiu, Proj. Mgr. CDR Maguire, Inc.  
Steve Landry, CDR Maguire, Inc.

RECEIVED  
19 DEC -4 PM 2 13  
MIDDLETOWN CT

**1. Meeting called to order**

The meeting was called to order by Councilman Philip Pessina, Co Chair at 7:00 P.M.

**2. Approval of Minutes**

2.1 Councilman Philip Pessina, Co Chair requested a motion to approve the minutes of the Regular Meeting of August 27, 2013. The motion was made by Tina Gomes and seconded by Councilman Joseph Bibisi to approve the minutes of the Regular Meeting of

August 27, 2013. The motion was approved with five members voting in favor thereof and one member Councilman Thomas Serra abstaining.

### **3. Public Comments**

The Public Comment portion of the meeting was opened by Councilman Philip Pessina, Co Chair at 7:02 P.M. There being no comments the Public Comment portion of the meeting was closed.

### **4. Selection of Sub Committee Force Main Contract Administration, Testing and Inspection**

Director Guy Russo reported to the committee that the proposed Sub Committee for the Force Main Contract Administration, Testing and Inspection was unanimously approved in an electronic poll to the committee members. Motion by Tina Gomes and seconded by John Giuliano to approve the report of the electronic vote. The motion passed unanimously.

He also informed the committee that a score sheet was created for the interview processes and the intent was to have a short list for the committee by next month's meeting. DEEP has also indicated that they wanted to be present for the interviews.

### **5. Financial Report**

5.1 Elise McDermott, Finance Department updated the committee on the budget items and breakdown of the expenditures. She also informed the committee that she is working with Charles Chiu, CDR Maguire, Inc. on the revised Clean Water Fund application. Motion by Joseph Bibisi and seconded by Tina Gomes to accept the financial report. The motion passed unanimously.

5.2A Chief Eng. Joseph Fazzino informed the committee that he had reviewed CDR Maguire, Inc. Inv. #10 and recommended approval. Motion by Councilman Tom Serra and seconded by John Giuliano to approve CDR Maguire, Inc. Inv. #10 for \$116,908.02. The motion passed unanimously.

5.2B Director Guy Russo informed the committee that the DEEP Inv. #DEP223387 for their cost for advertising in the amount of \$187.00 was approved by the Co Chairs and processed for payment. Motion by Councilman Joseph Bibisi and seconded by John Giuliano to approve the report on the approval and processing of DEEP Inv. #10 in the amount of \$187.00. The motion was passed unanimously.

5.2C Councilman Philip Pessina, Co Chair requested a motion to approve the Recording Secretary's payroll. Motion by John Giuliano seconded by Tina Gomes to approve the payroll as presented. The motion passed unanimously.

5.3A Motion by Councilman Thomas Serra seconded by Councilman Joseph Bibisi to defer agenda items 5.3 A CDR Maguire, Inc. Amendment #12 and 5.3B CDR Maguire, Inc. Amendment #13 after discussion by CDR Maguire, Inc. on project status. The motion was approved unanimously.

## **6. Staff Updates**

6.1 Charles Chiu, CDR Maguire, Inc. presented the bid status report on the force main to the committee. There have been four addenda issued and posted on the City's website. The bid opening is October 1, 2013 at 11:00 AM at the Municipal Building. There are eight bidders, which are anticipated to submit bids. The contract is anticipated to be awarded by the end of December 2013, contingent upon DEEP review and approval of the low and responsible bid selected by the City.

Director Guy Russo explained to the committee that there were four prequalified drilling firms based on equipment, experience and certification by the State of CT that could be used by the bidders.

6.2A Mark Kopchak, CDR Maguire, Inc. gave a review of what was discussed at last month's meeting concerning the Gravity Sewer Alternative #1 (City Street ROW) with the advantages being that the environmental is completed, there would be minimal jacking or micro-tunneling and you can proceed directly to final design. The disadvantages would be two siphons, long term maintenance, a deeper sewer and pump station and additional State DEEP permitting.

Director Guy Russo informed the committee that after discussions with the Public Works Department it was determined that Barberrry Lane, that was discussed at last month's meeting, was a privately owned road. It was formerly abandoned when Route 9 was built. It is located adjacent to the Omo Building. It would be recommended that more environmental testing be done if the access road would be used as a route for the pipe.

Mark Kopchak, CDR Maguire, Inc. also discussed Gravity Sewer Alternative #2 (Omo Manufacturing) that had advantages, which could eliminate the two siphons, would raise the pump station six feet, and have minimal long-term maintenance and lower long term pumping costs. The disadvantages are that the environmental is questionable, need for long jacking or micro tunneling of Rte. 9 & 17 and cannot proceed without additional field investigation. Final Design cannot be completed without Amendment #12 being approved. The recommendation by CDR Maguire, Inc. is to go with Alternative #2 at a savings of \$500,000 to \$1,000,000.

Discussion was held by the committee concerning whether the environmental cleanup in the area of Alternative #2 was included in the present EPA Super Fund Project and if it is not whether they could get EPA approval for any environmental cleanup needed.

Mark Kopchak, CDR Maguire, Inc. informed the committee that assuming they have authorization to proceed with Amendment #12 by next month's meeting of the committee they would do fieldwork in November and the actual building design would be progressing and it could delay the project about a month.

Director Guy Russo stated there are two ways to precede one is to approve the additional borings and if they come up clean then approve the additional design work.

Councilman Thomas Serra made a motion to check out Alternative #2 as well as obtaining a couple of appraisals in case Alternative #2 is approved. This should also be contingent upon whether the prior project that was thru Bill Warner and approved by the Council for EPA Super Fund cleanup already includes the area in Amendment #12 then the only requirement is the appraisals.

Councilman Philip Pessina, Co. Chair recommended to table the discussion on the motion and have Bill Warner invited to a Special Meeting of the committee to explain to the committee the area and responsibility of EPA Super Fund Area that is presently on going on the Omo property.

Motion by Joseph Bibisi seconded by John Giuliano to table the discussion on the motion and call a Special Meeting of the committee and request Director William Warner, Planning & Development and Janice Tseng, EPA to attend to discuss what areas are being remediated by EPA on the Omo Property. The motion was approved unanimously.

6.2 Mark Kopchak, CDR Maguire, Inc. reviewed the opinion of probable construction costs and stated that 30% design is complete on the pumping station which includes complete process equipment redundancy, building footprint increased to 140% to an area of 9,000 Sq. Ft. and a budgetary contingency factor of 20%.

There was a Value Engineering Workshop that was held on Sept. 11 – Sept. 12<sup>th</sup>. The draft of the alternatives was received by CDR Maguire, Inc as of today and it identified a potential savings of \$5 million dollars. The design cost of \$24M at 30% should be reduced by next month with a 60% design cost of between \$17M - \$19M. This includes everything with contract #2 including the gravity sewer and pump station.

Also discussed with the committee was the decrease of project costs while preserving project value. Included in these costs were as follows:

1. The raising of the building six feet with advantages including less foundation, steel, HVAC, long term operational cost and the disadvantages were Alternative #2 and additional engineering costs with a potential savings of \$660,000-\$1,000,000.
2. Deducting the truck wash and garage with advantages of less concrete, masonry, misc. metals, doors, fire protection, odor control, plumbing, HVAC and electrical

3. and the disadvantage of a non functional building use eliminated. The potential savings are \$470,000 - \$550,000. Value Engineering came up with an option to detach the garage to the other end of the site.
4. Reducing the height of the building has advantages of less masonry, painting, odor control and HVAC with disadvantages that limit the type of mechanical bar screen and rake as opposed to climbing screen. The potential savings is \$400,000 - \$500,000.
5. Reducing solids handling capability with advantages of less equipment, electrical and instrumentation and control with disadvantages of bypass mechanical screens, grit removal at flows exceeding 15MGD for 20 days per year. Also, reliance upon manual bar rack that would need to be ½ inch. The potential savings is \$960,000 - \$1,100,000.
6. Reduce automated sluice gates has advantages of less equipment and the disadvantages are minor. The potential savings are \$170,000 - \$250,000.
7. Reduce the dry pit size has advantages of less foundation, concrete, steel, roofing, installation, piping, HVAC. It also reduces the building footprint and the size of the concrete house pad. The disadvantages are additional engineering necessary to confirm and one additional elbow on suction side of pump. The potential savings are \$310,000 - \$1,000,000.
8. Dry weather pump grant from CL&P is the advantage and there are no disadvantages. The potential savings is \$350,000.

The total potential savings are \$3.2 M - \$4.75 M.

Mark Kopchak, briefly reviewed some of the Value Engineering Alternatives that were presented to CDR Maguire, Inc. today. Included alternatives were as follows:

1. Moving the generator outside and moving the garage and truck wash to a remote location at a potential savings of \$240,000.
2. Deleting the submersible wet well mixers with a potential savings of \$100,000.
3. Deleting the bridge crane in dry pit with a potential savings \$163,000.
4. Reducing the dry pit area and rotating the stairs with a potential savings of \$130,000.
5. Abandoning U/G site piping in lieu of demolition with a potential savings of \$168,000.
6. Submersible pumps in lieu of dry pit submersible pumps with a potential cost of \$1,544,000.

The total potential savings for the items discussed totaled \$2.35M with additional alternatives totaling \$2.65M.

CDR Maguire, Inc. representatives will review the report of all the Value Engineering Alternatives with the City Staff and report back to the committee on what alternatives they would recommend implementing which preserve the value of the project.

After discussion by the committee it was recommended that the Special Meeting be held on October 10, 2013 at 5:00 PM.

A motion was made by Councilman Thomas Serra and seconded by John Giuliano to table Agenda Items 5.3A CDR Maguire, Inc. Amendment #12 and 5.3B CDR Maguire, Inc. Amendment #13 until the Special Meeting is held with Director William Warner, Planning & Development and Janice Tseng, EPA. The motion was approved unanimously.

6.3 Director Guy Russo informed the committee that an application to place the project on a priority list for the Clean Water Fund was submitted by the City. We should hear back on the application in the Spring when the priority list is created.

Councilman Philip Pessina, Co Chair requested that Mark Kopchak, CDR Maguire, Inc. put in writing to the committee members the presentation given at the meeting on the potential savings for the project.

Motion by Tina Gomes seconded by John Giuliano to adjourn the meeting at 8:35 PM.

Attest:

  
\_\_\_\_\_  
Sandra S. Pasculano  
Recording Secretary