

Animal Shelter Building Committee
Special Meeting
September 8, 2011

The meeting of the Animal Shelter Building Committee was called to order by Chairman Gerry Craig at 6:00 p.m. in Room 305 of Shelton City Hall, 54 Hill Street, Shelton, CT 06484 on Thursday, September 8, 2011. The following members were in attendance: Gerry Craig, Steven Martino, AJ Grasso, Irene McCoy, Roberta Reynolds, Linda Hooper and Tony Minopoli.

1. Pledge of Allegiance

Recited

2. Public Participation

None

3. Approval of Minutes

Steve Martino made a motion to accept the minutes of August's special meeting. Tony Minopoli seconded the motion. All were in favor with the exception of Linda Hooper, who abstained.

4. Communications

None

5. Old Business

Location/site

no discussion

6. New Business

A. Bills Rendered

None

B. Discussion of RFP's- Presentations by 3 Contractors

Bismark Construction: Jeff Raucci and Greg Raucci, owners of Bismark Construction, gave their slide presentation of their RFP. Jeff stated that Bismark received the AGC-CT Contractor of the Year Award. He gave a brief history of the company that was started by their father 30 years ago. He said they are mainly a commercial company, often dealing with municipalities, and they do very little residential. He stressed that there is always an owner involved.

Tony asked if they have ever done an animal shelter. Jeff answered that they built the West Haven Animal Shelter 12 years ago.

Their Design Build Delivery consists of:

- One contract
- Integrated design
- Speed
- Quality
- Customized project delivery
- Team approach

- Building lasting relationships

The site work will consist of:

- Demolition of existing structure
- Clear / grubbing
- Earthwork (4000cy structural fill)
- Storm drainage swale & drainage
- Building excavations
- Grease trap for sanitary sewer
- Utilities: Gas / Water / Electric
- Site Concrete (curbs & sidewalks)
- Bituminous paving & stripping

Concrete & masonry will consist of:

- Design concrete foundation in accordance with calculations from pre-engineered building manufacture
- Form & place all concrete footings, walls slabs & ADA concrete ramps as required.
- “Self Perform”
- Coordinate and schedule all special inspections and building department inspections.
- 3’ CMU wall for building walls & kennels

Pre Engineered Structure

Bismark recommends Varco Pruden Buildings. They feel they are highly rated and one of the best in the business.

Exterior Envelope

- Insulated metal panels
- SSR roof (R-30)
- Standard insulated windows (low “E” glass)
- Aluminum overhead doors
- Natural lighting (sky lights)

Interior Finishes

- High impact low maintenance finishes
- VCT & carpet for public areas
- ACT ceiling systems for public spaces
- Millwork and lockers
- Epoxy coatings with integral base for kennels
- HM frames, doors & hardware
- Aluminum storefront entry

Specialty Equipment

- Kennel fencing & special doors
- Guillotine doors & frames

- Cat cages
- Cargo stair lift
- Metal shelving in garage
- Grooming tubs

Dog Kennels

- Galvanized kennels with ceilings
- Guillotine doors
- (4) Isolation kennels for sick dogs with isolated ventilation per ASPCA
- CMU walls in kennels to alleviate barking
- Heated floors

Cat Kennels

- Separate from dogs
- Isolated HVAC system
- Cat isolation kennels with HVAC

HVAC Systems

- Heated floors in kennels
- Energy efficient units heating & cooling units / ducted
- AC in kennels to maintain max of 90 degrees per ASPCA and State of CT requirements
- Ventilation in accordance with ASPCA air exchange standards to reduce kennel odors
- All quarantine areas will have isolated supply and exhaust ventilation
- Multiple zoned programmable controls

Electrical Systems

- New electrical service 208V 225amp 3 phase
- Energy efficient interior fixtures
- Exterior sight lighting
- Data and communication wiring
- Addressable fire alarm system
- Security system
- Fiberglass light fixtures at kennels (washable)

Tony asked about metal versus traditional construction. Greg said there is a tipping point when it becomes cost effective and of course, maintenance is key. He said the pros and cons can be debated once the contractor is selected. Gerry talked about the issues that the committee wants to address in the new shelter, such as; adoption center, education, and safety of pets.

The committee was encouraged to call the references that Bismark supplied.

They also furnished their certified safety record.

Gerry thanked Jeff and Greg for their presentation.

Caldwell & Walsh Building Construction, Inc: Mark Principi and Paul Foschi represented the company. They explained that they are a true design build company and that their proposal complies with the written program. Some modifications were done. For example, the crematorium was left out, but there is space for it along with the hookups. They use Mesco Metal Building Company for the metal structure. They talked about things that were not included, such as; furniture, security system, retaining wall, and it does not include ac in kennels, just 2 big fans. They felt that permit fees may be waived by the City. There would be 2 zone heat, and HVAC with radiant heated floors.

They talked about a hybrid building because an all metal structure may not be cost effective. They offered a solution of the possibility of doing a combination of metal structure and traditional. However, it may be more economical to go with traditional. Bert asked about their “crew”. Mark said it would be a combination of their employees and sub contactors.

They discussed the 4’ flood plain and the \$148,000 compacted fill.

Bert asked about the selection of kennels. Mark answered that they would make recommendations based on function and budget. They stated that in their proposal, there would be no walls between kennels. It would be chain link to the ground, but mesh could be used to block vision from animal to animal. They have included a fire alarm system, but no security. Their proposal meets the ADA requirements. Mark and Paul estimated an 8 month time frame, but this did not include the design phase. Paul suggested that the City may have ongoing projects that would have excess fill. This may be used in this project, but would require environmental testing.

Gerry thanked Mark and Paul for their presentation.

THP General Contractors: Richard Jagoe, Manager of THP and Tom Arcari, a principal of Quisenberry Arcari Architects, LLC represented the company. They talked about exclusions:

- Tests
- Special inspections
- Utilities...tie in from the pole
- Lift...suggested using ramp instead due to 6” grade
- Cremation facility
- Winter protection during construction

There would be a job superintendent. The design team would include Tom Arcari. Site work would be done by Butterworth and Scheck. Their proposal listed all subcontractors and their plans. Dick estimated the time frame to be 7 months in the field, weather dependant. This does not include the 90 day waiting period from the Department of Agriculture. He suggested that it is possible that the prep work may be started early. THP uses Robertson Building Systems from Canada for their metal structures. Dick stated that the retaining wall is critical and is not included in the price.

Tom showed drawings of his past projects. He said he has experience with Police Headquarters and Animal Control, along with private kennels. He showed plans that suggest some interesting modifications involving the quarantine kennels. Their proposal calls for 32 kennels plus 4 quarantine kennels. They would have 5’ metal between kennels. Another suggested modification would be to raise the grade in front of the building so that no ramp is needed. They also reconfigured the parking to save on cost.

Another modification would be to turn the building 90 degrees. This achieves a shorter footprint, requires less fill, and gives east/west exposure to the kennels. It may add to cost of structure, but it lessens the cost of grading. Tom suggested a possibility of adding a vestibule as well as card access to kennel area. Their proposal does include a fire alarm system, but not security. They discussed the HVAC system. The cost includes radiant floor heating along with ac in the kennels, which must be kept below 90 degrees. A question and answer period followed which included a discussion on the pros and cons of the 25 year steel roof vs. the 40 year traditional shingled roof. Gerry thanked Dick and Tom for their presentation.

The committee had a preliminary discussion about the contractors. They were impressed with Bismarck and THP. AJ brought up the difference of \$400,000. Gerry suggested “sleeping on it” before making any decisions. Steve said in his experience a low bid always raises a red flag. He wants to analyze the proposals further as to what is included and what isn’t from each company. References need to be called. Since THP did not supply any references, they will have to be contacted.

Tony raised a concern at the last meeting about making clarifications to the bid. He was concerned that it would require submitting a new bid. He stated that he checked with the City Attorney and it was explained to him that it would only be a problem if it occurred before the meeting. Since the meeting has now taken place, clarifications can be made without requiring new bids.

The next special meeting will be Wednesday, September 21, 2011.

7. Adjournment

AJ Grasso made a motion to adjourn the meeting. Tony Minopoli seconded it. All were in favor.

The meeting was adjourned at 9:15p.m.

Respectfully submitted,

Gail S. Craig
Clerk

Minutes done from notes and audio tape. Tape will be submitted to City/Town Clerk.