

The Narragansett Bay Commission
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Vincent J. Mesoella
Chairman

Raymond J. Marshall, P.E.
Executive Director



OFFICIAL MINUTES OF:

Meeting of:	CEO Committee Meeting
Date:	April 4, 2007
Time:	10:00 a.m.

MEMBERS PRESENT

Vincent J. Mesoella, NBC Chairman
Angelo Rotella, Vice Chairman
Raymond J. Marshall, Executive Director
Robert Andrade, Treasurer
Patrick Caine
Michael Salvatore, CEO Chair
John MacQueen
Jonathan Farnum
Al Montanari

MEMBERS ABSENT

STAFF AND GUESTS PRESENT

Jean-Marie Grossi, NBC,
Joanne Maceroni, NBC
Thomas Brueckner, NBC
Mark Thomas, NBC
Deborah Sampson, NBC
Jamie Samons, NBC
Leo Thompson, Commissioner

Richard Bernier, NBC
Thomas Uva, NBC
Karen Giebink, NBC
Paul Nordstrom, NBC
Laurie Horridge Bissonette, NBC
Joseph Pratt, LBG

1. Call to Order

Recognizing a quorum, CEO Chair Salvatore called the April 4, 2007 Construction/Engineering/Operations (CEO) Committee Meeting to order at 10:11 a.m.

2. Approval of Minutes – January 24, 2007

CEO Chair Salvatore asked if all Committee members had a chance to review the minutes of the January 24, 2007 CEO Committee meeting. Commissioner Farnum motioned to approve the minutes of the January 24, 2007 CEO Committee as written. Commissioners' Caine and MacQueen seconded the motion, and the vote taken by the CEO Committee was unanimous. The motion carries.

3. Items for Action

A. *Review and Approval of Resolution 2007:04, Award of Contract 304.49C, NBC Sewer Repair Project No. 1*

Mr. Marshall stated that the NBC opened bids on this Project on February 21, 2007. He noted that this Project includes repairs to our interceptor system at seven locations throughout the city of Providence and the town of Johnston.

Mr. Marshall noted that this work is more or less spot repairs, and includes an in-place liner, masonry repairs, manhole modifications, slip-lining of pipe and replacement of pipe. This Project is a re-bid of a job that NBC put out to bid last fall, and then did not award. He noted that staff reconfigured the project based on some of the prices we saw last fall. Last year, the lowest responsible bidder would have been \$1 Million, as designed. Our Engineering staff redesigned the Project, and now the low bid came in at \$568,050, and, therefore, worked to NBC's distinct advantage to put the Project out to bid a second time. Included in all Committee members' packets is the bid tabulation for this Project.

Mr. Marshall stated that staff recommends the approval of Resolution 2007:04, Award of Contract 304.49C, NBC Sewer Repair Project No. 1 to R. Zoppo Corporation of Stoughton, MA for the bid price of \$568,050, subject to the approval of the Contractor's MBE plan and EEO requirements by the RI Department of Administration.

With no comments or questions, Commissioner Caine motioned to approve Resolution 2007:04, Award of Contract 304.49C, NBC Sewer Repair Project No. 1. Commissioners' MacQueen, Montanari and Farnum seconded the motion, and the vote taken by the CEO Committee was unanimous. The motion carries.

B. *Review and Approval of Resolution 2007:05, Award of Contract 06:907.00RS, Construction-Related Services for Laboratory HVAC Improvements*

Mr. Marshall stated that Camp, Dresser and McKee (CDM) completed the design on the Laboratory HVAC improvements and renovations. He noted that due to the fact that our Laboratory is undertaking higher levels of analyses, and improvements are needed to maintain the integrity of the testing environment.

Mr. Marshall noted that the Project is estimated to cost \$2 Million, and NBC will be putting the project out to bid shortly. This Resolution is for the construction/engineering technical support and shop drawing review during the construction project. NBC's Construction Section will perform the resident inspection services in-house with our own staff. He noted that CDM submitted a proposal, and NBC's Construction staff negotiated a cost ceiling of \$115,290 to provide the construction-related services to manage this Project on a cost plus fixed fee basis. Mr. Marshall noted that CDM performed well during the design of the Project, and NBC would like to continue to use CDM in the next phase.

Mr. Marshall stated that NBC staff recommends approval of Resolution 2007:05, Award of Contract 06:907.00RS, Construction-Related Services for Laboratory HVAC Improvements to Camp, Dresser and McKee with a cost ceiling of \$115,290 on a cost plus fixed fee basis.

With no further discussion, Commissioner MacQueen motioned to approve Resolution 2007:05, Award of Contract 06:907.00RS, Construction-Related Services for Laboratory HVAC

Improvements. Commissioner Farnum seconded the motion, and the vote taken by the CEO Committee was unanimous. The motion carries.

C. Review and Approved of Resolution 2007:06, Award of Contract 304.17RS, Construction –Related Services, The Gate House, India Street, Providence, RI

Mr. Marshall stated that this Project has been under design for a couple of years now. It is located on the east side of the Providence River, at the base of the Hurricane Barrier. NBC constructed the first drop shaft for the CSO tunnel at this particular location prior to the RI Department of Transportation (RI DOT) construction work at this same location for their I-195 relocation project. Mr. Marshall noted that the NBC has worked very well with the RI DOT on this project, just as an aside, so the Board will know that we have had good success working with our sister agencies. He noted that once the I-195 relocation work is completed, the RI DOT will allow NBC to go back in to construction the improvements to the Gate House at India Street.

Mr. Marshall stated that the construction of this Project is estimated to cost \$662,000, which includes replacement of the building that has evidence for structural distress, repair of a failing sea wall and the addition of a generator for emergency power for the CSO facilities at the MRI. He noted that Pare Engineering has performed very well during the design process, and staff would like to keep them onboard for the construction services portion of the Project. Pare Engineering will also provide technical support and shop drawing review. NBC's Construction staff will perform the resident inspection services in-house. The fee for Pare Engineering to provide these services is \$42,795 on a cost plus fixed fee basis. Therefore, NBC staff recommends approval of Resolution 2007:06, Award of Contract 304.17RS, Construction–Related Services , The Gate House, India Street, Providence, RI.

With no comments or questions, Commissioner Andrade motioned to approve Resolution 2006:06, Award of Contract 304.17RS, Construction-Related Services, The Gate House, India Street, Providence, RI. Commissioner Caine seconded the motion, and the vote taken by the CEO Committee was unanimous. The motion carries.

D. Review and Approval of Resolution 2007:07, Award of Contract 117.00RS, Architectural Construction-Related Services, Field's Point and Bucklin Point Architectural Renovations

Mr. Marshall stated that this Resolution is for construction-related services, and it is not for the actual construction contract itself. We will come back to the Board at a later date for award of the construction project, once staff decides exactly when to bid this particular project.

Mr. Marshall noted that NBC hired Kite Architects, Inc. (Kite) approximately 2 years ago to look at the Field's Point and Bucklin Point Operations Buildings. The Field's Point Operations Building has been in service for approximately 20 years, and the Bucklin Point Operations Building was built in the 1950s. NBC staff determined that there were a number of improvements that needed to be made. The NBC is in need of additional office space for the Pretreatment, Environmental Monitoring/Data Analysis Sections and the Field's Point Operation's staff, which are all presently housed in the Field's Point Operations Building. The Construction Section presently housed at the Bucklin Point Operations Building is also in need of additional office space. He noted that in addition, NBC has been looking down the road at additional steps we need to take to ensure we have a viable contingency operating plan. He noted that one item that needs to be addressed is a Disaster Relief Plan, so that if anything happened at the Field's Point location, there would be an alternative location to continue the operation of the Commission while we were affecting repairs to get the system back up and running. NBC staff has chosen the Bucklin Point location for this purpose. He noted that the Bucklin Point facility is

several miles away, and we have the structure there; however, it is rather old and dated. The Bucklin Point facility is in need of renovations to the HVAC system, new replacement windows, and an upgrade to current building codes.

Mr. Marshall stated that NBC is also in need of the same type of work at the Field's Point facility. The Operations Building is in need of an approximate 6,000 square foot expansion, as well as renovations to the 15,000 square foot Building that already exists there. He noted that this Project is trying to bring both of those structures up to code in an Asset Management/Asset Improvement type of prioritization approach. At this time, the project is estimated at \$10 Million. NBC is not ready to bid this project yet, while NBC staff takes another hard look at the Project's various components.

Mr. Marshall noted that NBC recommends awarding this Contract to Kite Architects, Inc., to help us through the construction aspect of the Project at a cost of \$340,000. He noted that one thing Kite will do for us with the award of this Contract is they will look at taking the Contract Documents, which is one complete set that encompasses both locations and potentially splitting it into two separate contracts; maybe doing Bucklin Point first and then coming back and doing Field's Point at a later time. NBC staff has not decided that this is the exactly what we want to do, but it is something we want to investigate further rather than put the entire project out to bid at one time.

Mr. Marshall stated that NBC staff recommends approval of Resolution 2007:07, Award of Contract 117.00RS, Architectural Construction-Related Services, Field's Point and Bucklin Point Architectural Renovations, because NBC staff finds the cost to be fair and reasonable for the work to be performed.

CEO Chair Salvadore confirmed that the \$340,000 is a consulting fee for making a determination as to how the job will be undertaken. Mr. Marshall stated, yes.

Commissioner Caine asked if the project was to be split for the renovations at Field's Point and Bucklin Point, does the \$340,000 still hold for both projects? Mr. Marshall stated, at this point in time, yes.

With no further questions or comments, Commissioner Farnum motioned to approve Resolution 2007:07, Award of Contract 117:00RS, Architectural Construction-Related Services, Field's Point and Bucklin Point Architectural Renovations. Commissioner Caine seconded the motion, and the vote taken by the CEO Committee was unanimous. The motion carries.

4. Other Business

Chairman Mesolella stated that there is no "Other Business" at this time, but just a comment. Chairman Mesolella stated that we have with us today Mr. Steve Whitney, who is observing and monitoring the NBC Board/Committee meetings on behalf of the Senate's Oversight Committee. Coincidentally, NBC has just received a questionnaire from Senator Lenihan, Chair of the Oversight Committee for the Senate, regarding NBC's process and procedures for the award of contracts.

Chairman Mesolella stated that he would like to note for Mr. Steve Whitney's benefit primarily that included in the CEO Committee meeting packet is a compilation of how the bids are arranged and structured here at the NBC.

CEO Chair Salvadore noted his apology to Mr. Whitney, stating that had he know he was in the audience, that he would have recognized him.

5. Adjournment

Commissioner Caine motioned to adjourn. Commissioner MacQueen seconded the motion, and the meeting adjourned at 10:25 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Raymond J. Marshall".

Raymond J. Marshall, P.E.
Executive Director