



Minutes Jan 11, 2024

Committee Members present:

Alderman Adams, Gillam and President Talbott to make a corium.

other BOA members: Alderman Barbagallo, Alderwoman Tadio

Other present Mayor Doenges, City Attorney, City Treasurer, Supt. of Recreation Kim Peters, Dir of Maintenances Tyler Dahlin

5:30 meeting Call to Order LaMontagne Conference room

Issue

- 1) Giorgetti Maintenance – Replacement of Refrigeration System (update on cost)
- 2) Resident/Non-Resident Fees: Recreational Programs proposal of a non-resident from paying a percentage of the program
- 3) Teen Center/Skate Park – update Sarah Cosgrove

Item 1

Supt Peters and Maintenance Dir Tyler brief the committee on a proposal to Replace refrigeration System at Giorgetti Park, enclosed is the two options from ARC Mechanical, Wilmington, Ma.

Option one \$1,538,578.00 the company do all the work, and

option two \$1,406,802.50 the Recreation Maintenance Dept does some of the site work and demo which is saving of \$131,775.50.

If project is delayed by 1 yr. the overall price will go around 8% \$123,086.24

A debate on how to pay for it, Giorgetti Fund as June 30, 2023, has \$934,881.32, therefore a shortfall about \$600,000.00, it suggests that this would qualify for the Capital Fund for Infrastructure Projects. The Committee decided that due to the fact the fund is not set up yet and the timetable this project to start this spring, they will go back to ABC Mechanical and put a three-year plan together and the cost of the three stages process. This process could cost an extra \$25,000.00. Mr. Dahlin will come back to the committee with a proposal. The issue will stay in committee.

Item 2

Supt. Peters brief the committee on rates for recreational programs. The fee system needs to be improved for the Rutland City Residents and non-city Residents fees. Due to a new software management system for the Recreation department, there needs to be a compatible

rate system for the new cost and management system. The Supt. Peters suggested that the use of the flat rate will not work with the new system, therefore a need to go to a percentage difference between residents and non-residents fee and rates for Recreation Dept Program.

Alderman Adams moves to the full BOA for approval, **To approve a new policy for Recreation Dept. Programs on rates differences between City residents and non-city residents shall be 20% or \$11.00 whichever greater and to give the Recreation Superintendent some flexibility to adjust the rate if or as needed.**

Pass 3 -0 with Talbott President voted to make the corium to pass the motion.

Item 3

Teen Center/Skate Park – update Sarah Cosgrove, due to lack notification with Sarah Cosgrove
We will notify Sarah Cosgrave to schedule a meeting with the committee at a near future date.

Move to adjourned.

The committee adjourned 6:21

City of Rutland Vermont

Treasurer's Cash Report to the Board of Alderman - FY 2023 as of June 30, 2023

NEMRC

Fund #

Bank Account Name

Cash in General Fund Accounts

	5/31/23	6/30/23		Increase/ (Decrease)
100 General Fund - Pooled Cash	6,207,004.88	1,823,852.02	Totals	(4,383,152.86)
100 ACH Account	67,300.66	86,012.06		18,711.40
100 Petty Cash	2,905.00	2,905.00		0.00
100 Rec Dept Credit Card Account	32,538.30	88,964.07		56,425.77
100 Kiosk Merchant Account	872.86	1,965.78		1,092.92
100 Health Reimbursement Acct ZBA	31,379.63	25,442.85		(5,936.78)
100 Grand List/Reappraisal Account (Fed)	993,761.99	994,411.70	Fed	649.71
100 VCDG Account (Vt. Comm. Develop. Grants)	0.00	0.00		0.00
100 NE Neighborhood Implementation Grant	0.00	0.00	closed	0.00
100 Drug Forfeiture Account (Fed)	100,985.77	85,604.83	Fed	(15,380.94)
100 Police Impress Account	7,536.18	7,536.88		0.70
100 Community Policing Acct	3,795.43	3,796.20		0.77
100 ARPA Sweep Account	4,544,449.80	3,709,657.67		(834,792.13)
150 Zamias Impact MM Account (Fed)	237,046.99	231,953.98	Fed	(5,093.01)
152 Downtown Revolving Loan Fund	256,412.65	256,566.22	Fed	153.57
154 Property Escrow Account	65,479.04	65,479.04	Non-Interest Bearing	0.00
156 Business Incentive Fund (BIAP)	290,399.19	287,381.16	Fed	(3,018.03)
				7,671,529.46

Cash in Non-Major Governmental Funds

Special Revenue Funds

201 Recreation Activity Fund Account	214,877.32	200,614.45		(14,262.87)
204 Record Preservation Fund Account (Fed)	218,979.49	219,118.22	Fed	138.73
205 Giorgetti Trust Account	108,790.90	109,097.49		306.59
205 Giorgetti Investment Account	934,881.32	958,155.99		23,274.67
206 VCDP Loan Fund	96,913.78	96,933.30		19.52
210 Vietnam Veteran Memorial Account	25,054.26	25,059.30		5.04
				1,608,978.75

Capital Project Funds

303 Field Maintenance Fund Account	33,964.69	33,971.53		6.84
323 Sidewalk Account	78,181.67	78,197.42		15.75
323 US Bank	1,473.00	1,479.16		6.16
324 Bridge Repair Account	229,355.16	229,401.35		46.19
324 US Bank	1,524,176.62	1,454,527.18		(69,649.44)
335 Fire Equipment Fund Account (Fed)	1,110,821.48	876,564.43	Fed	(234,257.05)
336 Equipment Replacement Fund Acct	94,169.89	9,511.94		(84,657.95)
336 Equipment Repl (Huntington Nat'l Bank)	107,495.65	107,495.65		0.00
				2,791,148.66

Cash in Proprietary Funds

602 Water System Capital Fund (Fed)	2,339,812.30	2,044,413.51	Fed	(295,398.79)
607 Water and Sewer Vehicle Rep Acct	76,626.21	76,641.64		15.43
615 Sewer Capital Improve Fund Account (Fed)	756,858.89	756,593.17	Fed	(265.72)
616 CSO Capital Projects Fund Account (Fed)	900,386.62	867,031.10	Fed	(33,355.52)
				3,744,679.42

Cash in Private Purpose Trust Funds

700 Mayor's Emergency Fund Account	17,683.12	17,686.68		3.56
704 Garofano Family Memorial Scholarship Fund	8,515.22	8,516.94		1.72
732 Grace Stoolfire Account	66,882.83	58,623.69		(8,259.14)
732 Grace Stoolfire Investment Account	419,353.28	433,348.18		13,994.90
				518,175.49
				16,334,511.78
				(5,872,610.29)

Cash in Rutland Redevelopment Authority Account

800 RRA Account	109,715.92	127,467.96		17,752.04
810 RRA Business Incentive Fund	34,433.47	34,905.94		472.47
Total Cash in RRA Accounts				162,373.90
				18,224.51

Giorgetti Arena Refrigeration System Replacement

Option #1: \$1,538,578.00

Terms:

- Deposit of 35% down (\$538,502.30) of \$1,538,578.00
- First payment ASAP or by March 1st at the latest. (18-20wks to get equipment)
- Second payment of 35% (\$538,502.30) would be due around July 2024
- Balance of payment of 30% (\$461,573.40) due August / September 2024
- Balance due 30 days finish of project
- Entire project timeline is 2-3 months

Project based on this timeline would be completed late September early October which would be just in time to start up for the 2024-2025 Giorgetti rink season.

Option #2: \$1,406,802.50

Difference: \$131,775.50 from Option #1 *SAVE*

Terms:

- Deposit of 35% down (\$492,380.88) of \$1,406,802.50
- First payment ASAP or by March 1st at the latest. (18-20wks to get equipment)
- Second payment of 35% (\$492,380.88) would be due around July 2024
- Balance of payment of 30% (\$422,040.74) due August / September 2024
- Balance due 30 days finish of project
- Entire project timeline is 2-3 months

Project based on this timeline would be completed late September early October which would be just in time to start up for the 2024-2025 Giorgetti rink season.

If the project is delayed by 1yr the overall price will go up around 8%.

$\$1,538,578.00 \times 8\% = \$123,086.24$

What are the options to financially support the completion of this project??

- Mary Giorgetti Fund? \$1,100,000.00 in funds to be confirmed with Treasurer?
- 1% Option Tax?
- Combination of the Mary Giorgetti Fund and 1% option tax?

Option #1:



July 14, 2023

Mr. Tyler Dahlin
Foreman
Rutland Recreation and Parks
Rutland, VT 05701

RE: Replacement Refrigeration Package- Giorgetti Arena

Dear Tyler,

We are pleased to provide you with a proposal to replace the ageing shell & tube ice rink package with a new plate & frame ammonia package. The existing package is well beyond it's useful life expectancy and has had several costly repairs over the last couple of years.

Equipment: (1) New ARC Custom Ammonia Rink Package

- ❖ (2) GEA 100HP V600 compressors
- ❖ (1) BAC VC1-185 evaporative condenser
- ❖ (1) U-Turn style cold floor heat exchanger with drain pan
- ❖ Oil recovery/return system
- ❖ Custom "nonproprietary" controls system with graphics and remote monitoring capabilities.

Scope of work: ARC licensed ammonia refrigeration technicians and certified welders will perform the following:

- Shut down the existing package following proper LOTO procedures
- Utilize Tanner Industries to reclaim and dispose of the ammonia charge per EPA standards and regulations.
- Perform nitrogen purge to ensure all ammonia is removed from the system
- Drain and dispose of compressor oil
- Drain brine from chiller system into Frac tank, flush floor several times to prepare for glycol conversion.
- Disconnect power wiring and make safe
- Cut and remove ammonia piping
- Disconnect and remove water piping.
- Cut and demo piping to cold floor supply & return, demo and remove header.
- Rig existing package out of the building and remove from site.
- Clean up floor, prep for new package installation
- Rig evap condenser from the frame and dispose
- While the room is empty, we will:
 - Replace Transmission mains and headers with new carbon steel headers
 - Connect to existing rink tubing with new hose clamps.
 - Install new transmission and rink header supports
 - Install new cold floor pump with standby pump piped into the system.



- Pour new concrete pad for rink package
- Rig new ice rink package into place
- Rig new evap condenser into place
- Install new ventilation system that will meet current codes and standards
- Make ammonia, water & cold floor piping connections
- Make electrical connections, Power & control including VFD's for pumps and Condenser fan motor.
- Pressure test system with nitrogen & leak check.
- Evacuate and charge with new ammonia
- Fill system with new 40% ethylene glycol
- Purge air from system
- Start-up new package, run & test all control and operating functions and adjust as needed.
- Set-up all new controls functions and train Giorgetti staff on system operation
- Clean-up work site

Inclusions: The following is included in our quote:

- (1) New ARC Refrigeration rink package (see equipment)
- (1) NEW BAC Evap Condenser (see equipment)
- Straight time and some overtime labor and travel expense required to perform the work as described in the above scope.
- All pipe & fittings required
- Services of Tanner Industries for ammonia removal
- New ammonia charge
- 3500 gallons of new 40% ethylene glycol
- Disposal of existing brine charge
- Power & Control wiring by a licensed electrician
- Pipe painting, Insulation, and labels to meet IIAR standards
- New Hangers and supports
- Concrete pads and grouting
- Standard ground shipping
- Rigging & Disposal of the old package & evap condenser
- Disposal of all old piping
- New control system including hardware with remote monitoring capabilities
- New Condenser fan VFD
- New water and glycol pump VFD's
- Door labels & placards to meet current codes & standards
- Welding supplies & consumables
- Full set of P&ID's and valve tags
- All tools and safety equipment required.
- Detailed reports for your records.



Exclusions: The following is not included in our quote:

- Premium/overtime labor for entire project
- Overnight /rush shipping
- Any applicable sales tax
- Any delays due to inability to access work locations
- Upgrade to electrical panels, if required.
- City of Rutland hot work permit and uniformed fire watch, if required
- Mechanical permits, if required
- Building/painting of ice.
- Engineered stamped drawings
- Any work other than that described in the above scope

Pricing: Per the above scope of work the price is \$1,538,578.00. This is based on spring/summer 2024 installation.

Terms: Proposed payment terms are 30% deposit upon signing of proposal, 30 % when equipment ships (18-20 weeks) with balance due net 30 days from completion of project and successful startup.

Thank you for allowing ARC Mechanical the opportunity to provide you with this quote. Please do not hesitate to contact me with any questions you may have.

Sincerely,

Alan Page

Alan Page
ARC

Approved by: _____ Date: _____ PO#: _____

Option #2:



November 30, 2023

Mr. Tyler Dahlin
Foreman
Rutland Recreation and Parks
Rutland, VT 05701

RE: Replacement Refrigeration Package- Giorgetti Arena – REV 1

Dear Tyler,

We are pleased to provide you with a proposal to replace the ageing shell & tube ice rink package with a new plate & frame ammonia package. The existing package is well beyond it's useful life expectancy and has had several costly repairs over the last couple of years.

Equipment: (1) New ARC Custom Ammonia Rink Package

- ❖ (2) GEA 100HP V600 compressors
- ❖ (1) BAC VC1-185 evaporative condenser
- ❖ (1) U-Turn style cold floor heat exchanger with drain pan
- ❖ Oil recovery/return system
- ❖ Custom "nonproprietary" controls system with graphics and remote monitoring capabilities.

Scope of work: ARC licensed ammonia refrigeration technicians and certified welders will perform the following:

- Shut down the existing package following proper LOTO procedures
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- Perform nitrogen purge to ensure all ammonia is removed from the system
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- While the room is empty, we will:
 - Replace Transmission mains and headers with new carbon steel headers
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 - Install new transmission and rink header supports
 - Install new cold floor pump with standby pump piped into the system.
- Rig new ice rink package into place
- Rig new evap condenser into place
- Install new ventilation system that will meet current codes and standards
- Make ammonia, water & cold floor piping connections
- Make electrical connections, Power & control including VFD's for pumps and Condenser fan motor.
- Pressure test system with nitrogen & leak check.
- Evacuate and charge with new ammonia
- Fill system with new 40% ethylene glycol



- Purge air from system
- Start-up new package, run & test all control and operating functions and adjust as needed.
- Set-up all new controls functions and train Giorgetti staff on system operation
- Clean-up work site

Inclusions: The following is included in our quote:

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- City of Rutland hot work permit and uniformed fire watch, if required
- Mechanical permits, if required
- Building/painting of ice.
- Engineered stamped drawings
- Drain brine from chiller system into Frac tank, flush floor several times to prepare for glycol conversion.
- Disposal of existing brine charge



- Disconnect power wiring and make safe
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