



CHICOPEE CITY COUNCIL
FINANCE COMMITTEE

MEMBERS

John Vieau, Chairman
Shane Brooks, Vice Chairman
Fred Krampits
Frank Laflamme
James Tillotson
William Zaskey

APPROVED

MINUTES
June 7, 2017

The following are the minutes of a public hearing held Wednesday, June 7, 2017 at 6:30 PM in the City Council Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present

Vieau, Brooks, Krampits, Laflamme, Tillotson, Zaskey

Absent

McLellan

Also Present

Daniel Garvey, (Associate City Solicitor), Councilor Zygarowski, Bob Liswell (Project Manager IT), Jeff Neece (DPW Superintendent), Elizabeth Soja (DPW Assistant Superintendent), Barry Brouillard (DPW Environmental Coordinator), Gary Roberts (Tighe & Bond)

The meeting was called to order at 6:30 PM

In compliance with the Open Meeting Law the Chairman asked if anyone in the audience was recording the meeting.

ITEM #1

ORDERED THAT the sum of \$227,000.00 be and hereby is appropriated to the following named account: DPW Admin. Special Account for replacement of fuel management System (Acct.# 14210004-578416) Said amount is to be taken from available funds in the undesignated fund balance "Free Cash" account.

Jeff Neece stated that the DPW has been working with Tighe & Bond for a couple of years now trying to redesign and renovate the pump and tank systems at Baskin Drive. They fell into a level of disrepair that is alarming. The inspections revealed through Tighe and Bond that if we were to get inspected by DEP, then we would risk getting shut down at some level. We've designed a system that generally renovates and repairs the existing system but not the complete system.

Councilor Vieau asked how many tanks were there.

Jeff Neece stated that there are two tanks, one diesel and one gasoline.

Jeff Neece stated that the tanks have vent caps; we're going to replace the following items; vent caps and fill tubes at the gas tank, gas submersible pump, the sunken manhole to eliminate surface water infiltration into the tanks, the underground piping and diesel dispenser, one gas dispenser. The software is going to be upgraded allowing us to build various departments if we chose to do that it would be able to break down the cost per use. He stated the tanks have a thirty year warrantied life and that there is nine years of warranty left on the existing tanks with no signs of leakage.

Councilor Laflamme stated he would like to spend the extra seventy five thousand and do it right now; it will cost us a lot more money if we wait and do it later.

Gary Roberts stated he agrees there's always that grey area. From a fiscal perspective it makes sense to replace them now.

Councilor Laflamme asked if we could get two more years out of them or are we in a crunch position.

Barry Brouillard stated we did fail inspection but we did some repairs and passed. If we didn't fix it DEP would give us thirty days to repair it or shut us down.

Gary Roberts discussed a market rate retail cost analysis.

Councilor Laflamme stated for one month we fueled one thousand one hundred and sixty three vehicles. He stated I thought we could make a deal with Pride gas station to fuel the Cities vehicles but after looking at this report and seeing how many trucks, loaders and other city vehicles and the cost, it's just not feasible.

Councilor Tillotson stated if you go retail you won't get a good price it's cheaper to do it ourselves.

Councilor Vieau asked what are the two numbers we are talking about.

Gary Roberts stated the appropriation was for two hundred and twenty seven thousand the low bid was two hundred and fifty seven thousand nine hundred.

Councilor Vieau stated that's replacing everything but the tanks will stay.

Gary Roberts stated that's correct. He stated when we add the alternate in its three hundred thirty three thousand five hundred and eighty.

Councilor Laflamme stated technically the fencing is not required for the underground tanks; it's something we want to add. He stated it's not something that DEP requires.

Councilor Laflamme stated why not install cameras where Baskin Drive can be monitored by the Police Department under a whole system that we're doing.

Bob Liswell stated we already have three cameras going up now that we've already paid for out of the renovation project. You need to close the property from everyone that is driving up there. The gates that are there now people can get under it. He stated if you are trying to be accountable and keep the equipment on the property, you definitely want to get that fence up there.

Jeff Neece stated that the additional fence will prohibit vehicles from getting to the gas dispensers.

Bob Liswell stated that at the end of the day a lot of these buildings and properties that the city has are behind on getting some kind of perimeter help or accountability with cameras.

Councilor Laflamme stated that he thinks the cameras are the best thing to do but are they tied into the Police Department.

Bob Liswell stated if there is a request for video it will go to the law department. Then I bring the Police Department up there.

Barry Brouillard stated we simply want a level of security that we do not have now. We want to do cameras and fences.

Councilor Zygarowski asked if the DPW has a lot of crime in that area.

Jeff Neece stated we do not have everyday crime or everyday theft of gas; although we suspect some employees. There's the ability for people to commit crime.

Councilor Zygarowski asked when this project will be completed.

Bob Liswell answered about two months.

Councilor Vieau question to the Attorney; can we move this forward because then we will have to go to a different bidder, it's a different bid.

Attorney Garvey stated regardless of what happens tonight, it's a typo and it cannot be corrected by the council. The Mayor has to submit the correct order.

Councilor Laflamme stated we would defeat it and ask him to go with the full system and the two tanks.

Recommendation

The proposal with the alternate that includes new underground storage tanks (alternate)

Councilor Krampits motion to approve – Councilor Laflamme 2nd the motion – motion passed

Committee vote 6 – 0 unfavorable

ITEM #2

Minutes – January 11, 2017 & March 22, 2017

Meeting adjourned at 7:23 PM.

PRELIMINARY OPINION OF PROBABLE COSTS

Chicopee Department of Public Works
 Replacement of Underground Storage Tanks
 June 2017

The opinion of probable costs provided below is for the replacement of the two 10,000-gallon underground storage tanks after the work is completed to upgrade the existing underground storage tanks.

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT COST	ESTIMATED COST
1. Engineering				\$43,000
	Fueling depot engineering	LS 1	\$35,000	\$35,000
	Licensed Site Professional/environmental services	LS 1	\$8,000	\$8,000
2. Site Work				\$42,150
	Clean and remove existing underground storage tanks	EA 2	\$8,000	\$16,000
	Demolish existing concrete pads	LS 1	\$2,500	\$2,500
	New concrete tank pads	CY 37	\$450	\$16,650
	Pea stone backfill	CY 200	\$35	\$7,000
3. Fuel Storage Tank Equipment				\$91,200
	10,000-gallon underground storage tanks	EA 2	\$37,500	\$75,000
	Tank containment sumps	EA 2	\$1,000	\$2,000
	Submersible pumps and Controllers	EA -	-	-
	Dispensers incl. hoses and nozzles	EA -	-	-
	Dispenser sumps	EA -	-	-
	Underground fuel piping, ducting and fittings	LF 150	\$35	\$5,250
	Underground vent piping	LF 100	\$15	\$1,500
	Spill buckets	EA 3	\$1,200	\$3,600
	Manways - 42"	EA 2	\$1,200	\$2,400
	Manways - 18"	EA 3	\$150	\$450
	Miscellaneous equipment	ALLOW 1	\$1,000	\$1,000
4. Temporary Fuel Storage Tanks (2 month rental)				\$13,800
	2,000-gallon fuel storage tanks	EA 2	\$2,500	\$5,000
	Temporary fuel pumps	EA 2	\$1,000	\$2,000
	Temporary tank filling station	EA 2	\$1,000	\$2,000
	Temporary electrical connections	LS 1	\$2,000	\$2,000
	Transportation	EA 2	\$1,400	\$2,800
5. Electrical				\$15,050
	Fuel storage tank			
	Cable and conduit	ALLOW 1	\$3,500	\$3,500
	Explosion proof seals	EA 4	\$150	\$600
	Fuel level and leak detection monitoring system			\$0
	High level alarm	EA 1	\$750	\$750
	Level probes	EA 2	\$2,000	\$4,000
	Sump and interstitial sensors	EA 4	\$300	\$1,200
	Cable and conduit	ALLOW 1	\$5,000	\$5,000
	Subtotal - Construction Cost			\$205,200
	General Conditions - 10%			\$20,520
	Contractor OH&P - 15%			\$30,780
	Total Construction Cost			\$256,500
	Contingency - 10%			\$25,650
	TOTAL PROJECT COST OPINION (ROUNDED)			\$283,000

PRELIMINARY OPINION OF PROBABLE COSTS

Chicopee Department of Public Works

X Aboveground Tank Installation - Underground Storage Tank Removal
June 2017

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT COST	ESTIMATED COST
1.	Engineering			\$60,500
	Geotechnical investigation	LS 1	\$10,000	\$10,000
	Fueling depot engineering	LS 1	\$35,000	\$35,000
	Licensed Site Professional/environmental services	LS 1	\$8,000	\$8,000
	Spill Prevention, Control and Countermeasures updates	LS 1	\$4,500	\$4,500
	Permitting (local only)	LS 1	\$3,000	\$3,000
2.	Site Work			\$72,250
	Remove existing underground storage tanks	LS 1	\$30,000	\$30,000
	Site grading, minor demolition and preparation	LS 1	\$5,000	\$5,000
	Concrete tank and fueling pads	CY 75	\$450	\$33,750
	Backfill	CY 100	\$35	\$3,500
3.	Fuel Storage Tank Equipment			\$136,650
	9,500-gallon aboveground storage tanks	EA 2	\$45,000	\$90,000
	Dispenser sumps	EA 2	\$750	\$1,500
	Reuse existing dispensers	EA -	-	-
	Submersible pumps and Controllers	EA 2	\$2,000	\$4,000
	Overfill prevention valves	EA 2	\$1,500	\$3,000
	Mechanical level gauges	EA 2	\$450	\$900
	Aboveground fuel piping and fittings	LF 100	\$20	\$2,000
	Underground fuel piping and fittings	LF 150	\$35	\$5,250
	Remote spill containers	EA 3	\$2,000	\$6,000
	Bollards	EA 33	\$500	\$16,500
	Miscellaneous equipment	ALLOW 1	\$7,500	\$7,500
4.	Temporary Fuel Storage Tanks (2 month rental)			\$13,800
	2,000-gallon fuel storage tanks	EA 2	\$2,500	\$5,000
	Temporary fuel pumps	EA 2	\$1,000	\$2,000
	Temporary tank filling station	EA 2	\$1,000	\$2,000
	Temporary electrical connections	LS 1	\$2,000	\$2,000
	Transportation	EA 2	\$1,400	\$2,800
5.	Canopy			\$117,000
	Demolition of fuel station canopy	LS 1	\$22,000	\$22,000
	Installation of new canopy footings	LS 1	\$30,000	\$30,000
	Installation of new canopy	LS 1	\$65,000	\$65,000
6.	Electrical			\$20,550
	Fuel storage tank			
	Cable and conduit	ALLOW 1	\$6,500	\$6,500
	Explosion proof seals	EA 4	\$150	\$600
	Fuel level and leak detection monitoring system			\$0
	High level alarm	EA 1	\$750	\$750
	Level probes	EA 2	\$2,000	\$4,000
	Sump and interstitial sensors	EA 6	\$300	\$1,800
	Cable and conduit	ALLOW 1	\$6,500	\$6,500
	Pull box	EA 2	\$200	\$400
7.	Slide Gate			\$55,000
	Subtotal - Construction Cost			\$475,750
	General Conditions - 10%			\$47,575
	Contractor OH&P - 15%			\$71,363
	Total Construction Cost			\$594,688
	Contingency - 10%			\$59,469
	TOTAL PROJECT COST OPINION (ROUNDED)			\$655,000

**CHICOPEE DPW - COST COMPARISON
ON-SITE VS. OFF-SITE FUELING**

Market costs are for Regular gas from DOER for week ending 5/16/2017, and includes a \$0.24 excise tax, \$0.026 UST cleanup charge and \$0.183 Federal tax (\$0.449 in total taxes and fees).

Diesel taxes		
MA Excise Tax	\$	0.240 /gal
Federal Oil Spill Tax	\$	0.00214 /gal
Federal LUST	\$	0.001 /gal
MA URP	\$	0.00119 /gal
Gasoline taxes		
MA Excise Tax	\$	0.240 /gal
Federal LUST	\$	0.001 /gal
Federal Oil Spill Tax	\$	0.00193 /gal
DPW Gasoline Cost	\$	1.8024 /gal
DPW Diesel Cost	\$	1.8166 /gal
DPW Gasoline Cost w/ Tax	\$	2.045 /gal
DPW Diesel Cost w/ Tax	\$	2.061 /gal
Market Gasoline	\$	2.355
Market Diesel	\$	2.571

Equipment Rental Budget Cost \$ 13,800

	Estimated Gasoline Usage During Construction (gallons)	Estimated Diesel Usage During Construction (gallons)
	11600	13600
Cost of fuel at DPW rates plus temporary storage	\$ 30,625.83	\$ 34,928.65
Cost of off site fueling at market rates	\$ 27,318.00	\$ 34,965.60
Cost Difference	\$ (3,307.83)	\$ 36.95
Total Cost Difference		\$ (3,270.88)

Market Gasoline Difference \$ 0.310
Market Diesel Difference \$ 0.510

DPW Average Fuel Use (gallons)		Average Discount	Annual savings
Gasoline	70000	\$ 0.31	\$ 21,676.90
Diesel	81700	\$ 0.51	\$ 41,672.72
Total Annual Savings		\$	63,349.62

Facility - CITY OF CHICOPEE

[← Back to Facility](#)

Tank 1

Status

In Use

Owner Tank ID

TANK 1

Financial Responsibility

Guggenheim Securities LLC - Local Government Bond Rating Test (Owner)

Install Date

6/15/1996

Tank Construction

Double-walled non-corrodible (including "composite") material (cathodic protection not required)

Total Capacity

10,000 gallons

Compartments

Capacity	Contents	Use	CAS Reg #
10,000	Gasoline	Motor Vehicle	

Piping

Install Date

6/15/1996

Piping Description

Pressurized piping system with electronic automatic line leak detection

Piping and Fittings Construction Material

Double-walled non-corrodible material (No corrosion protection required)

Turbine Sumps

Is the tank equipped with a submersible pump?

Yes

Submersible pump installation date

6/15/1996

Is the tank equipped with a turbine sump?

Yes

If yes, is the turbine sump equipped with a sump sensor continuously monitored for liquids?

Yes

Built On: 03/24/2017 09:24 AM UTC (f0012b81795d)

Application Home (.) Contact (./contact) Policies (http://www.mass.gov/eea/agencies/massdep/service/massdep-site-policies.html)
Environment: 1.0.16/prod

Facility - CITY OF CHICOPEE

[← Back to Facility](#)

Tank 2

Status

In Use

Owner Tank ID

TANK 2

Financial Responsibility

Guggenheim Securities LLC - Local Government Bond Rating Test (Owner)

Install Date

6/15/1996

Tank Construction

Double-walled non-corrodible (including "composite") material (cathodic protection not required)

Total Capacity

10,000 gallons

Compartments

Capacity	Contents	Use	CAS Reg #
10,000	Diesel	Motor Vehicle	

Piping

Install Date

6/15/1996

Piping Description

Pressurized piping system with electronic automatic line leak detection

Piping and Fittings Construction Material

Double-walled non-corrodible material (No corrosion protection required)

Turbine Sumps

Is the tank equipped with a submersible pump?

Yes

Submersible pump Installation date

6/15/1996

Is the tank equipped with a turbine sump?

Yes

If yes, Is the turbine sump equipped with a sump sensor continuously monitored for liquids?

Yes

Built On: 03/24/2017 09:24 AM UTC (f0012b81795d)

[Application Home](#) () [Contact](#) (./contact) [Policies](#) (<http://www.mass.gov/eea/agencies/massdep/service/massdep-site-policies.html>)

Environment: 1.0.16/prod