

**BOROUGH OF SPRING LAKE  
SPECIAL WORKSHOP MEETING  
MAYOR AND BOROUGH COUNCIL  
JUNE 7, 2012**

**24627**

Mayor Naughton called the Special Workshop Meeting of the Mayor and Council of the Borough of Spring Lake to order at 7:02 P.M. with a moment of silent prayer. She then proceeded with the Pledge of Allegiance to the Flag. The Mayor announced that the meeting is being held in accordance with the Open Public Meetings.

PRESENT: Mr. Drasheff, Mr. Fay, Mrs. Venables, Mr. Jordan, Mrs. Reilly, Mayor Naughton

ABSENT: Mr. Judge

ALSO PRESENT: Jane L. Gillespie, Borough Clerk  
W. Bryan Dempsey, Borough Administrator  
Peter Avakian, Borough Engineer - Arrived 7:07 PM

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**North End Pool Pavilion Project**

Mayor Naughton reported that the meeting being held tonight was a Workshop Meeting open to the public providing the council the opportunity to flesh out details on a particular topic; tonight's topic being the North End Pavilion project. The Mayor noted that there are some updates since the last meeting held noting that this was an opportunity to bring the entire council up to date. Mayor Naughton invited Borough Administrator Dempsey to address the group.

Mr. Dempsey reported that since the bid rejection of last month, they have consulted with a number of individuals including the architect, the owner's representative, the Superintendent of Public Works, pool committee members and others to better understand why the bid was much higher than anticipated. What they learned, reported Mr. Dempsey, was that there was no competition for the pool portion of the work and the lockers were also contributing factor. In order to drive costs down, as noted in Addendum No. 4, they have created two alternates: a vinyl liner/stainless steel lined pool and a Gunite pool. These alternatives can now be bid in addition to the Mirtha option. Mrs. Reilly noted that a Gunite pool is what is in Allenhurst. Mr. Dempsey described for the council the particulars of a Gunite pool. Mr. Dempsey further noted that with the changes to the plans and specifications, the council will get a better idea of what a Mirtha pool costs, a non-Mirtha vinyl liner steel pool costs and what a Gunite pool costs which will facilitate the decision making for the Mayor and Council.

Mr. Drasheff shared that the Gunite process has been in place for over twenty-five years and used in large cities in the sewer systems.

Mr. Dempsey went on to report that the second consideration was the lockers noting that each contractor will be asked for an alternate bid in order to determine the exact cost of the lockers. In addition, Mr. Dempsey spoke to a Precast bid in addition to a Cast In Place bid allowing for additional cost comparison. Mr. Dempsey noted the potential down-side of a Cast In Place scenario in the event of a bad winter which could delay the work.

Mayor Naughton inquired as to whether the bidders are required to bid on the various alternates. Mr. Dempsey confirmed that they are required to bid. In regards to the Supplemental Pool Equipment Saline Generating System, Mr. Dempsey reported that these too will be alternative bids. As for the Site Work, Mr. Dempsey stated that based on the details provided by the contractors, these too will be bid as alternates and will basically entail Ocean Avenue sewer, water, a storm drain and some curbs and sidewalks and won't interfere with the

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work related to the pool. Window and doors, which were original near \$160,000, have been revised to vinyl windows versus fiberglass and regular garage doors which should substantially reduce the bids, reported Mr. Dempsey. Mayor Naughton added that the vinyl windows will only be exposed to the elements during the summer months and will be behind shutters during the off-season which will offer added protection. Mr. Dempsey spoke to the issue of the timber piles.

Mr. Dempsey reported that the bids should be received on Tuesday and in order to keep things on schedule, the meeting dates will need to be adjusted in order to award a contract on July 19, 2012. This will result in a best case scenario of the project being completed by June 15, 2013 and as such the pool would not open until approximately July 1, 2013.

Mr. Drasheff reported that on July 19, 2012 the Preservation Alliance is hosting a major event which several of the council members are involved in. Mr. Dempsey reviewed the dates in details noting the need for an estoppel period for the Bond Ordinance. The Council discussed various meeting date options. The Council discussed the construction work hours and the possibility of modifying the hours during the construction in an effort to move the project along as quickly as possible. The Mayor suggested the topic be tabled until it's determined that there is a definite need to relax the hours. The Mayor inquired about the roof and whether it had been reconsidered. Mr. Dempsey reported that it was originally bid as an alternate and it was determined that the roof design was cost prohibitive. In closing, Mr. Dempsey addressed the need to sell as many lockers as possible in order to fully pay for the construction costs. Mayor Naughton inquired as to whether Mr. Dempsey expected the contractors who originally bid, to bid again. Mr. Dempsey confirmed that the top three would be submitting bids as well as a couple of others. Mr. Avakian inquired as to the statutory compliance with the timing of the bid awards. Mr. Dempsey addressed. Mayor Naughton expressed her thanks to the Pool Committee, Mr. Dempsey and Mr. Colao for their efforts.

**Public Comments**

Lyle Marlowe, 110 Pennsylvania Avenue, asked for clarification on the items listed under the Pool Sanitation System heading. Mr. Dempsey detailed the two items. Mr. Marlowe asked if there was a salt water/sea water alternative being considered; Mayor Naughton indicated that there was not. Mr. Marlowe asked some additional questions regarding the timing and number of bids. Mr. Dempsey addressed. Mr. Marlowe inquired as to whether the bids can be compared by alternate category or only by base bid. There was a brief discussion on the technicalities of reviewing and accepting base bids and the various alternatives. In summary, the alternatives can be considered by category. Mr. Marlowe asked about the sale of lockers. Mr. Dempsey reiterated the need to sell as many lockers as possible this season. Mr. Marlowe suggested the mock-up of the locker be reconsidered expressing concern that the half-locker design may not sell. Mr. Dempsey noted that if the design only provides for full lockers, the locker recipient total would be reduced by close to half. Mayor Naughton shared her thoughts on the topic noting the challenge the Council had in making the compromise and expressed confidence that the combination of both full and half lockers will meet the residents.

Eleanor Twomey, 108 Vroom Avenue, asked where the two overhead doors were located when the North End was originally built in the 1930s. The Mayor noted that they are on the boardwalk level. Mr. Dempsey detailed the materials used and location.

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Mayor Naughton asked Mr. Dempsey to give the public a brief update on the South End pool. Mr. Dempsey reported that the concrete work is almost complete and should be done no later than Saturday. The liner, continued Mr. Dempsey, should be installed by the middle of next week and estimated the pool should be open in approximately two weeks. Mr. Dempsey noted that although the opening of the pool was delayed he expected the residents to be extremely pleased with the quality of the work. The Mayor mirrored this sentiment noting that residents have observed the poor condition of the pool and the six-day work week that has been maintained in order to get it repaired as quickly as possible.

Mrs. Twomey asked if consideration had been given to build the ceiling up to the original first floor and make a deck without a roof. Mr. Dempsey noted that this had been discussed, but would be a significant design change requiring additional expense. Mayor Naughton also noted that it would potentially alter the overall look of the building.

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**Adjournment**

Mrs. Venables offered a motion to adjourn the meeting, seconded by Mrs. Reilly.

ROLL CALL:

AYES: Mr. Drasheff, Mr. Fay, Mrs. Venables, Mr. Jordan, Mr. Judge, Mrs. Reilly

NAYS: NONE

ABSENT: Mr. Judge

ABSTAIN: NONE

Time of Adjournment: 7:55 P.M.

Respectfully submitted,



JANE L. GILLESPIE  
Borough Clerk

Approved at a meeting held on: August 14, 2012