

TOWN GARAGE BUILDING COMMITTEE

MEETING MINUTES

August 4, 2011

BARKHAMSTED TOWN HALL

Members in attendance were Paul Duran, Bill LeGeyt, Al Neumann, Rich Novak (alternate), Don Stein, and Bob Zematis. Peter Bakker, Linda Persechino (alternate), Carmen Smith, and Gary Stewart (alternate) were absent. Rich Novak was appointed to Peter Bakker's seat.

Also present was Dave Nelson of Borghesi Building.

The meeting was called to order at 7:00 PM.

On a motion made by Bill LeGeyt and seconded by Paul Duran, the minutes of July 7, 2011 were approved unanimously. Al Neumann and Don Stein abstained.

On a motion made by Rich Novak and seconded by Al Neumann, the minutes of July 12, 2011 were approved unanimously. Don Stein, Paul Duran, Bob Zematis and Bill LeGeyt abstained.

On a motion made by Don Stein and seconded by Paul Duran, the minutes of July 19, 2011 were approved unanimously. Bob Zematis and Bill LeGeyt abstained.

On a motion made by Don Stein and seconded by Paul Duran, the minutes of July 26, 2011 were approved unanimously. Bob Zematis and Bill LeGeyt abstained.

On a motion made by Don Stein and seconded by Paul Duran, the minutes of August 2, 2011 were approved unanimously. Al Neumann, Bob Zematis and Bill LeGeyt abstained.

On a motion made by Carmen Smith and seconded by Paul Duran, the color for the salt storage shed was selected to be dark brown.

On a motion made by Paul Duran and seconded by Bill LeGeyt, the committee approved the use of a dual fuel, waste oil- capable boiler rather than the use of a standard boiler capable of using only #2 fuel oil. This necessitates a redesign of the boiler room and break area to accommodate a unit the size of a Clean Burn CB-500-CTB. Borghesi Building to recommend a new floor plan that meets all code requirements.

Borghesi was also requested to submit ideas for alternate doors, possibly an accordion design, for the storage closet in the public meeting room and to check code requirements for protecting an exterior oil tank if one were to be installed.

The attached spreadsheet shows the updated costs and allowances for the project.

The committee discussed a schedule for demolition of the current building and the construction of the new building. That information will be presented by Borghesi at the weekly project meetings (Tuesdays at 3:00), which will include Don Stein, Rich Novak, Paul Duran, Al Neumann and Peter Bakker. Dave Nelson will represent Borghesi at those meetings.

The committee discussed the following items:

1. The additional costs for excavation due to the need to bring in fill and compact the soil to achieve load bearing capability will be credited against the environmental allowance, since that line item has room due to the low costs of asbestos abatement. With the costs of abatement and this additional effort, that line still has \$13,650 credit.
2. Heating system – due to the complexity of the logistics and the regulations associated with the use of waste oil from RRDD and the loss of space associated with a used oil boiler and tanks, a motion was made by Bill LeGeyt, seconded by Al Neumann, and passed unanimously to not use waste oil as our heating fuel.

There was extensive discussion about the use of propane vs. heating oil, based on the cost of propane vs. No.2, the types of exhaust set-ups and required tanks, and the additional cost associated with a propane boiler vs. and oil-fired boiler. Based on the fact there is no clear operational cost advantage to a propane system and there would be significant additional costs for the installation (\$16-17K), there was a motion made by Paul Duran, seconded by Don Stein and passed unanimously to use No. 2 fuel oil for heating the facility. This allows the original design for tanks and boiler room to stay in place.

3. The committee reviewed the generator options; i.e., the use of the existing diesel generator or a new propane generator, as proposed by Turri Electric. The existing generator may need some maintenance and the construction of an enclosure, but is operational. On a motion by Bill LeGeyt, seconded by Rich Novak and passed unanimously, the committee decided to use the existing boiler, but to ask Turri for a more detailed evaluation of the diesel unit. If the unit requires extensive, costly repairs, this decision may be re-visited. The committee also requested that Borghesi implement a general purpose pad near the diesel tank and provide cost estimates for the needed wiring run.
4. On a motion made by Paul Duran, seconded by Bill LeGeyt, Borghesi was authorized to proceed with the estimated cost of \$4776 for installation of the pad for the jib crane. However, that figure is a Not-To-Exceed price and Dave Nelson was requested to provide details at the next Tuesday meeting of potential cost savings.
5. The committee tabled discussion of colors until the next meeting, as this is not a time-critical issue.
6. Updates were provided on:
 - a. DOT lease for parking – still in process, but 2 of the 5 needed approvals have been received
 - b. FVHD issues with water supply – at a meeting with Jim Hart, the FVHD sanitarian and Rich Novak, it was decided to apply for permission to re-use the existing well, which has been clean for 2 years. Jim Hart will set up meetings with the RRDD engineer and the US EPA, to review this approach and to determine necessary engineering studies to accomplish the goal. If this is unsuccessful, upgrades to the RRDD water supply will be required.

- c. All electrical, plumbing and mechanical drawings and submittals are progressing. There will be a meeting with Berkshire Alarm to finalize alarm system plans at a later date.
 - d. Door selections will be sent to committee members for review and comments. Other issues like fixtures, paint, and other interior features will also have to be defined and acted on.
 - e. Floor finish needs to be defined at a later date.
7. The committee will be requested to review and approve drawings for the salt building (Shelter-Logic) and the foundation for the structure. The lead time for the building is about 4 weeks, so it is not yet schedule critical.
8. The current plan is for a CO by December 21. Total cost changes are still in the ballpark of -\$5,000, primarily due to the low environmental charges. The costs will be tracked on a monthly basis and the invoice for the building will be sent next week, due to the expected receipt of the building on August 9.

The meeting was adjourned at 9:10 PM.

Respectfully submitted,

Donald S. Stein
First Selectman