

TOWN GARAGE BUILDING COMMITTEE

SPECIAL MEETING MINUTES

November 15, 2011

BARKHAMSTED TOWN HALL

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

Also present was Dave Nelson of Borghesi Building.

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

Al Neumann appointed Rich Novak to be seated for Bob Zematis.

On a motion made by Don Stein, and seconded by Paul Duran, the minutes of October 4, 11, 18, and 25, and November 8, 2011 were approved by Rich Novak, Paul Duran, Peter Bakker and Don Stein. Others in attendance abstained since they had not participated in these subcommittee meetings.

On a motion made by Bill LeGeyt and seconded by Peter Bakker, the minutes of October 6, were approved unanimously.

Special Inspections: Dave Nelson reported that all concrete strengths and masonry tests were in an acceptable range. The office slab concrete showed a strength of 2600 psi after 7 days, which is also acceptable. Metal tests will be conducted next.

Exterior and Interior Colors and Materials: Carmen Smith presented a spreadsheet of colors/finishes and materials. On a motion made by Don Stein, seconded by Paul Duran and approved unanimously, the committee approved the recommendations developed by Carmen and Jenner Lavery.

It was agreed that the painter would paint small swatches as final confirmation of color choices. Once the colors are finally approved, two solid coats will be applied.

Exterior, hollow metal doors that face west have a tendency to warp due to the sun. off-white appears to minimize warping. However, the committee decided that the door colors should match the siding color as closely as possible.

MCT flooring will be used in the community room, which will require a change proposal since carpeting had been specified. Other than that area, all other flooring will be according to the contract.

The countertop and sink in the community room will have the sink close to the restrooms. There will be a 36" base cabinet and a 36" sink base with space for a trash can.

On a motion by Carmen Smith, seconded by Bill LeGeyt, and passed unanimously, "Heritage Wisconsin" stone was approved by installation by the front door of the building.

Dave Nelson took the action to provide a price for this stone and the MCT flooring.

On a motion by Carmen Smith, seconded by Paul Duran, and passed unanimously, the committee approved that the closet doors in the community room would be (2) 4' wide doors centered in the closet with the same finish as the other interior doors.

Permits: Don Stein reported that RRDD #1 has come to agreement with the adjacent property owner to swap property such that a drinking well can be drilled for use by the town and the District. Approvals from the Boards of Selectmen are being pursued, and it is not expected that this will be a problem.

Schedule: Dave Nelson stated that he saw no reason why the building would not be eligible for a TCO by 12/21. The committee reviewed the status of the siding, electrical, plumbing and other necessary items for a TCO by that date. Dave Nelson took the action to provide a step-by-step schedule of events and contingencies at the next subcommittee meeting (11/22) to allow the committee to monitor progress.

Cost: The floor finish for the garage slab will be reviewed at the 11/22 meeting to assure that it is resistant to the MgCl that is used in the treated salt.

On a motion by Bill LeGeyt, seconded by Carmen Smith, the committee approved a change order to install 24ga copper on the roof over the entryway.

On a motion by Rich Novak, seconded by Bill LeGeyt, the committee approved a change order (\$1,690) to install a 26' gate on the east entryway rather than the 20' gate that was included in the drawings.

The committee requested that Dave Nelson request a change/credit to go to a single height pedestal for entry through the gate rather than the double height pedestal that had been specified by Berkshire Alarm.

The committee discussed the need for drainage to collect the seepage at the back of the lot near the fueling station. Per the engineer of record for the superfund site (Acadis), that water can be directed to a storm drain. The committee directed that the cost and schedule impact of this work be evaluated to determine when it should be done.

The meeting was adjourned at 9:25 PM.

Respectfully submitted,

Donald S. Stein
First Selectman