

## **TOWN GARAGE BUILDING COMMITTEE**

### **MEETING MINUTES**

**June 8, 2011**

### **BARKHAMSTED TOWN HALL**

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

Also present was Gary Capitanio of Borghesi Building.

The meeting was called to order at 7:05 PM.

On a motion made by Peter Bakker and seconded by Bill LeGeyt, the minutes of May 5, 2011 were approved unanimously.

On a motion made by Don Stein and seconded by Peter Bakker, the minutes of May 17, 2011 were approved unanimously. Bob Zematis and Bill LeGeyt abstained.

On a motion made by Bill LeGeyt and seconded by Bob Zematis, the minutes of May 25, 2011 were approved unanimously.

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 preliminary cash flow projection is as follows:

June 16	\$ 25,000
June 30	\$ 36,000
July 31	\$ 90,000
August 31	\$160,000
September 30	\$260,000
October 31	\$230,000
November 30	\$285,000
December 31	\$300,000
January 31	<u>\$314,000</u>
	<b>\$1,700,000</b>

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Donald S. Stein  
First Selectman

Contractor	Base Price	Alternates/Add-Deletes	Comments
Borghesi Building & Engineering (Torrington)			will demolish old building and provide totally new building; Allowances: \$18K for landscaping; <del>\$4K for folding partition</del> ; \$1K for signage \$6K for counters, cabinets, \$2K for lockers/benches; \$2K for shelving \$10K for special inspections; \$96K for paving; \$23.5K for drainage; \$30K for environmental clean-up; \$14K for wash bay; \$2K for jib crane 50 psf snow load; furnace is big enough to heat unheated area; no fire alarm; CL&P is town responsibility
Delete folding partition	\$ 1,574,799	\$ (4,000)	
Additional drainage due to change of location		\$ 17,482	
Fire Alarm System		\$ 12,961	this item is to be treated an allowance once the scope of the alarm system is determined
Delete skylights		\$ (16,100)	
Mezzanine			not required
Overhang, siding, window changes, stone base on columns		\$ 16,287	includes 9" roof insulation
Additional glass on overhead doors		\$ 4,800	
Radiant heating (both sections)		\$ 42,800	includes Insul-Tarp
Delete Wash Bay		\$ (14,000)	interior curtain not included for the wash bay
Returns on salt shed entry		\$ 2,150	
United Concrete foundation on salt shed		\$ 28,980	per G. Capitanio note/quote from United Concrete
Bollards at fuel farm		\$ 1,800	
Bonding		\$ 17,000	
SUBTOTAL	\$ 1,574,799	\$ 110,160	
TOTAL	\$ 1,684,959		
deduction if town removes old pipe and installs new pipes and structures			Borghesi to perform this task
deduction if town removes current building foundation, floors and footings			Borghesi to perform this task
deduction of \$6795 if town provides dumpsters	\$ (6,795)		RRDD #1 will assist in collecting waste, providing cost savings
Delete boiler	\$ (5,200)		still pursuing
Purchase waste oil boiler	\$ 11,195		still pursuing
Builders Risk	\$ 1,570		likely to be prorated 50% against 12-month annual premium (final cost less than \$800)
Town office trailer	\$ 2,200		
CL&P, Charter, other utilities		td	