

TOWN GARAGE BUILDING COMMITTEE

SPECIAL MEETING MINUTES

MARCH 22, 2011

BARKHAMSTED TOWN HALL

Members in attendance were Al Neumann, Rich Novak (alternate), Don Stein and Paul Duran. Also present were Allan Borghesi and Gary Capitanio of Borghesi Building.

The meeting was called to order at 8:30 AM and adjourned at 10:30 AM.

Recommendations that resulted from this meeting which will be referred to the Building Committee and the Board of Selectmen were:

- Push the building back about 5' from its current position to take it out of the state right-of-way and consider moving it east or west $\pm 5'$ to make its location more functional.
- Consider a 2nd exit onto Route 44 and move the current driveway to the west.
- Backfill around the salt shed foundation about 4' high to strengthen it and make it more esthetically pleasing.
- Show parking in the state-right of way and a grass buffer between the spaces and Route 44.
- Per Turri Electric, the cost of electrical service will be reduced by about 40% due to the elimination of block heaters and the use of high efficiency lighting. Per Allan Borghesi, the oil bills for his 13,000 sq. ft. (5,000 sq. ft. of office and 8,000 sq. ft. of warehouse) are about \$7,300. Based on the difference in overall building size and the reduced office space, the estimate for heating costs for the new garage is estimated to be about \$4,000 (obviously dependent on the cost of oil), as compared to today's cost of around \$3,500.
- Allan Borghesi provided information on the cost increases that he has received for materials, but stated that Butler will hold the price until April 10 for this project. He felt that the projected increases could affect building costs by as much as 20-30 % in the next year or two.
- The look of the building was discussed extensively and unless major changes such as stone facing are selected, the type of siding, window decoration, door type, recessed entries, etc. have little cost impact. Details for the front building and its siding/color scheme can be worked out at a later date.
- Don Stein took an action to contact Earl Clark of Superior, who does building inspections for hazardous materials.
- The group agreed that they would recommend a Shelter-Logic building for salt storage with a prefab concrete foundation and returns on the entries to allow storage in the front of the building.
- To increase daylight into the building, the group agreed that 3 rows of windows in the garage doors would be used instead of skylights or uninsulated translucent panels in the walls.
- The wash bay construction will use fiberglass panels on the building wall and a curtain arrangement to protect the rest of the garage from the washing operation.

The following is a rough summary of the building and the discussed costs:

- 9,000 sq. ft. garage with 11 bays, wash bay, and lifts

- 3,000 sq. ft. front building, with meeting rooms, locker rooms, and other office space
- 4,000 sq. ft. salt storage shed with 10-year warranty and extremely high level of snow and wind resistance
- High efficiency heating and lighting, high level of insulation and other energy-savings features
- Room to store all trucks and equipment indoors
- Will demolish old building and provide totally new building
- Includes:
 - \$18K allowance for landscaping;
 - \$4K for folding partition;
 - \$6K for counters, cabinets;
 - \$2K for lockers/benches;
 - \$10K for special inspections;
 - \$96K for paving;
 - \$23.5 for drainage;
 - boiler big enough to heat unheated area;
 - \$30K for environmental clean-up;
 - \$14K for wash bay;
 - CL&P is town responsibility;
 - 50 psf snow load;
 - fire alarm as an add;
 - jib crane foundation allowance \$2,000;
 - Signage allowance \$1,000;
 - Shelving allowance \$2,000;
- Pricing as presented and discussed:
 - Base price is \$1,575,000
 - Add \$42,800 for radiant heating with Insul-tarp in the floor
 - Add \$20,000 for relocation of building forward on site and additional logistics due to work-around required for current building location
 - Delete \$16,100 for skylights, and include additional rows of lights in garage doors
 - Add \$12,961 for fire alarm
 - Add \$25,000 for prefab concrete foundation on the salt shed
 - Add \$15,000 for wall returns on front of salt shed
 - Add \$10,000 for removal of current building foundation
 - Add \$5,000 for CL&P
 - Add 1% for construction bond
 - Builder risk insurance – add \$4,000

Borghesi Building will confirm a price for the project based on this list and will support the Town Meeting, now scheduled for April 7.

Respectfully submitted,

Donald S. Stein
First Selectman