

**Town of Ancram  
Garage Construction Committee Meeting  
February 18, 2010**

**Members Present:** Art Bassin, Ron Brant, Will Lutz, Jim MacArthur, Jim Miller, Emile Racenet, George Wittlinger; **Others present:** Paul McCreary (Morris Associates), Cindy Shae, Rick Dubray

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1. Mr. Paul McCreary of Morris Associates outlined the issues he felt the Committee had to resolve to develop a bid package for a new town garage at the current site. These issues included:

a) determining the size and configuration of the building – 80x100 with two vehicle doors, or 60x100 with six bays; door sizes, bay sizes, open space span or columns, office space, work space, storage space; Mr. McCreary suggested bidding out both the 80x100 open space building and the 60x100 six bay option, see if there was a major cost difference, and then decide which to go with; Mr. McCreary indicated a 25% decrease in size could result in a 25% decrease in cost;

b) determining the site plan, type of construction (metal or wood construction, pre engineered --Morton or Liberty -- or built from scratch) type of heating; electrical requirements, heating requirements, ventilation, plumbing, etc; Mr. McCreary also mentioned that a location for the septic had to be determined;

c) Mr. McCreary will send the Committee a detailed list of the questions the Committee needed to provide answers to finalize the spec and the bid package, and will also send the Committee a proposal outlining the major elements of the garage construction project and how McCreary can help, with estimated costs by project;

2. The Committee discussed the following issues:

**a) Contour Map** -- need to develop a contour map of the site and adjacent land which might be obtained from Dan Slott; Mr. Bassin will contact Lynden Chase to determine the cost and timetable for developing this contour map;

**b) Drainage/Storm water management** -- plan for re grading site, drainage, storm water retention pond; Mr. McCreary suggested we keep the storm water plan for the existing site separate from the storm water plan for any new land acquired adjacent to the current site; Mr. McCreary also mentioned that DEC may be willing to let the storm water retention pond be partially in the wetland buffer area; Mr. Bassin indicated he had heard Dec would be responsive to this idea; Mr. McCreary said the final storm water plan would be a function of the final site plan and building location and size;

**c) Site Plan** -- need to finalize the site plan, assuming an additional acre from Dan Slott, and assuming no additional acre;

**d) Salt Shed** – Mr. Dubray suggested the possibility of using mafia blocks, not concrete, to build a 60x80 salt shed; Committee estimated that the cost difference between concrete and mafia blocks could be \$50,000; Committee also discussed using the current garage building for storing salt and other cold storage items in the next few years if it could be left standing for now;

**e) Size of building** – the Committee discussed the merits of a 80x100 open space structure verses a smaller 60x100 structure with 6 bays; preliminary consensus was a 60x100 foot structure with 6 bays would be preferable if it cost substantially less than the 8000 open space building; the Committee believes a 60x100 sf structure with 6 bays can handled all 5 plow trucks with plows on, one per bay, with 20x100 of space in the rear of the trucks for the loader, backhoe and other equipment, for storage, for tools, etc; the last bay (15x60) can be used for office space, break room, rest rooms etc.

**f) Radiant heat** – Committee discussed radiant heat, and agreed it would be desirable to have it; Mr. McCreary noted that we still would need drains; the Committee discussed only heating half the space, but concluded the value of heating the entire space would be beneficial for the equipment, and worth the extra heating costs;

**g) Milk Factory Building** – Committee discussed removing the milk factory building and concluded it was necessary to make the current site work well; Mr. Miller has received an estimate from Carmen Barbato of \$14,950 to remove the structure;

**h) Visit other garages** – Committee decided it would be a good thing to visit other garages to see how they were set up;

**i) Contamination Assessment** – Committee decided to award the contamination assessment contract to EmpireGeoServices, which was the lowest bidder at about \$2900. Empire was one of the five firms recommended by DEC. Mr. Bassin indicated he would ask Dec to re view the Empire proposal before contacting Empire. Empire estimated a 45 day turnaround time for a final report;

**3. Next Meeting** – Committee will meet next on March 3 at 7 p.m. at town hall.