

**Town of Ancram
Garage Construction Committee Meeting
March 26, 2010**

Members Present: Art Bassin, Ron Brant, Will Lutz, Jim Miller, Emile Racenet; **Others present:** Mike Citrin, Donna Hoyt

- 1. Review of 3/16 Minutes:** The committee reviewed and approved the 3/16 minutes.
- 2. Review Spec:** The Committee reviewed and finalized the building spec, which is attached. The final spec is for an 80x80 metal building with four vehicle bays totaling 5440 sf, five overhead doors, office and work space on one floor totaling 960 sf, radiant heat, no interior drains, and an appropriate frost-free foundation.
- 3. Engineering Support:** The Committee is waiting for two more engineering firm proposals before deciding on which engineer to retain to develop the spec package.
- 4. Estimate on 80x100 building:** The Committee reviewed an estimate for an 80 x100 building, but concluded that at \$600,000, it was too expensive, and will request the builder to provide estimates for a scaled back 80x80 configuration. (Note: after the meeting, a suggestion was made by one of the engineering/architectural consultants to consider adding a 40x80 structure to the existing 40x80 concrete garage, or to consider the feasibility of a new 80x60 structure to house the plow trucks, with the intent to renovate the existing 4 bay concrete garage structure at some point to accommodate other equipment. Either solution may be less costly than a new 80x80 structure).
- 5. Heating** – Mr. Brant will develop a heating plan based on the 80x80 building.
- 6. Electric** – Mr. Bassin will develop a draft electric spec based on the work Mr. MacArthur had previously done to develop the electrical sketch (attached as part of the building spec).
- 7. Town Highway Department Capabilities** – Committee will meet with Highway Superintendent MacArthur to determine what the Highway department can do in terms of the work needed (site prep, septic, plumbing, offices, storm water pond, etc). Committee also will ask Highway Superintendent MacArthur to work with the County BOH to develop a septic plan.
- 8. Additional information** – Committee is waiting for a total construction estimate from Olympia, revised estimates from Steve Kipp and an engineering/architectural proposal from Joe Iuvienne. Following receipt of these items, the Committee plans to decide on hiring an engineer, and moving ahead with the site plan and development of a bid package.
- 9. Next Steps** – Committee decided to do a status update for the TB meeting on 4/17.
- 10. Next Meeting:** Thursday, April 8, 7 p.m.