

**Town of Ancram  
Garage Construction Committee Meeting  
April 8, 2010**

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

**1. Review of 4/8 Minutes:** The committee reviewed and approved the 4/8 minutes.

**2. Review Building & Electrical Spec:** The Committee reviewed and finalized the building & electrical 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. Mr. Bassin noted that had been advised that if the office area was raised above the garage floor by 18 inches, the cost of the electrical work could be considerably reduced. The committee agreed to investigate this idea further.

**3. Engineering Support:** The Committee for two more engineering firm proposals before deciding on which engineer to retain to develop the spec package.

**4. Revised estimate on 80x80 building:** The Committee reviewed an estimate from Olympia for an 80 x80 building, erected, including the foundation and concrete for \$273,000. Total cost with site prep, electrical, radiant heat and plumbing would be in the \$425,000 range.

**5. Heating Options** – Mr. Brant outlined three heating system options and their costs, and the costs for radiant heat. Mr. Brant indicated radiant heat materials were about \$19,000, and installation labor would double that cost to around \$40,000. Material costs for the three heating solutions including an 8” prefab chimney & tanks ranged from \$13,000 for a 300,000 BTU Peerless cast iron boiler, to \$15,000 for two Pure Pro P6 cast iron boilers, to \$18,000 for two Triangle tube condensating LP gas boilers. Mr. Brant estimated that labor and installation costs would approximately double the installed cost of these heating options.

**6. Town Highway Department Capabilities** – Mr. MacArthur confirmed that the highway department could take on the site prep work, grading, digging the storm water retention pond, doing the septic work and some of the plumbing and carpentry work. Mr. Bassin noted that if necessary, the town board could authorize the highway superintendent to hire carpenters and other trades on salary for a period of time to expedite the finishing work. Mr. MacArthur will contact the county BOH to get started on septic system options.

**8. Additional information** – Committee is waiting for a preliminary estimate from Joe Iuvienne of the Architectural Bureau in Copake on the feasibility and possible costs of expanding and renovating the current 4 bay concrete garage at the existing site.

**9. Next Steps** – Committee will decide on retaining an engineer/architect to assist with site plan and building spec/bid package development before the end of April, and have a bid package ready to go by the end of May.

**10. Next Meeting:** Friday April 16, 7 p.m.