

Town of Ancram
Garage Construction Committee Meeting
May 13, 2010

Members Present: Ron Brant, Will Lutz, Jim MacArthur, Jim Miller, Emile Racenet, George Wittlinger; **Others present:** Mike Citrin, Donna Hoyt, Joe Iuviene

The following points were discussed:

1. Joe discussed his concept drawing and the Cavagnaro Proposal. He has a few more working. The drawing and proposal used the same specs we gave him to allow for comparison.
2. Upgrades were discussed .
3. His fee would be \$8,000 to produce architectural bid specs. I'm not sure what level of drawings were included,. They would have to be pretty tight to produce architectural specs.
4. Jim MacArthur said he needed 16' doors. Various combinations of 15' and 16' foot doors were discussed. I was assured that the recommended roof structure was strong enough to carry the load.
5. The septic system was discussed and judged sound.
6. Joe also offered that the project should be kept under \$500K with a GC to avoid the time delays of negotiating the various subs contracts under Wicks. He said 'THIS CAN KILL YOU'.
7. He concurred that hiring local contractors was an effective way to avoid paying Prevailing Wages
8. Joe felt that we will never get a better deal than this coming fall "Everyone is Hungry ". -- materials and labor.
9. Timing - Joe can't proceed with numbers until the engineer creates the physical specs. I believe the Committee agreed to proceed with this (please check). Assuming he gets them ASAP, we are looking at June for a tight spec package. Also, a geo technical engineer is necessary to examine the load bearing potential of current garage peers & soil.
10. It was agreed that if a referendum were necessary, the building could not be built this fall.
11. Joe said that there is no reason that the parts of the project that don't include him or cost out of pocket \$ can't be completed early and independently----Site Prep, Pond, etc.
12. Jim said, the best time for him to non-traditional work is July