

# **Town of Ancram**

## **Garage Construction Committee Meeting**

### **May 27, 2010**

**Members Present:** Art Bassin, Jim Miller, Emile Racenet **Others present:** Mike Citrin, Joe Iuviene

Joe Iuviene presented a document outlining strategies, milestones and a timetable to support getting the garage and salt shed done in 2010 at a total cost of under \$500,000. The Committee covered the following topics during the meeting:

1. We settled on 80x80 with 14 foot doors on the town road side, and maybe a 16 foot door going out back. If we can have a 16 foot door on the town road side without expanding the building past 80x80, Joe will design it in. The 80x80 excludes the current office/break room, which will stay as is and be refurbished, so the actual sf will be 6400 plus the size of the existing office & break room. We will design in new a bathroom/shower area. Septic and well stay as they are. Joe thinks the shell will cost around \$200,000. In addition, we will have incremental costs for heating, electric, plumbing, insulation, interior finishing etc...many of these jobs can be done in house or via an RFP process to keep them out of the formal bid process. Total cost of the project should come in under \$500,000 including the salt shed and all architectural & engineering fees, and be done this year if get our act together. Will not know how much under \$500,000 until the detailed analysis of the conditions on the site is done, over the next 60 days, and ultimately not until we get in the bids, but final costs could be between \$400,000 and \$500,000. But think under \$500,000 for now. Current estimate for project is attached.
2. Joe thinks we can turn the milk factory into a salt shed for \$20,000 and do the work ourselves or put it out in a separate RFP
3. We have a schedule that gets the building up this year. To do this, we have to finalize the design by 6/15, get the bid documents done by 8/1, award bids by 9/1 and start work by mid-Sept. Joe thinks this can be done. Joe proposes we use a 2 week bid period.
4. Joe proposed a bid/construction strategy which includes Jim MacArthur's idea of using town employees (either current staff or carpenters, plumbers etc we hire for 3-6 months for specific tasks) for as much work as we can do ourselves, plus using RFP's for any tasks that are under \$35,000 and do not have to be competitively bid under NYS contract finance laws. Doing stuff on our own via RFP will save on bid bond costs and on detailed & expensive construction documents & will allow us to better target who can bid on the jobs. This approach will also save us a lot of time. Joe has used this approach successfully in other towns, but suggests we review this strategy with our attorney to make sure we get an opinion that it is OK, in case anyone questions it down the road.
5. Joe plans to revise the design to eliminate the steel beams and go to wooden trusses. He is moving to a pole barn concept, and thinks someone like Wes Coons (who he has done a dozen projects with) is the kind of contractor most likely to do this kind of project at the lowest cost and with the speed we are looking for. Emile will call Wes to let him know where we are and suggest he check in with Joe for an update. Joe says the building we are going to get will be a higher quality than the metal building proposed by Olympia. Joe also said the Olympia proposal was for 26 gauge steel, which was not appropriate for this kind of structure -- that we would need 22 or 24 gauge steel if we went with metal. He is going to spend an hour talking to Olympia to better understand the metal building option.

6. We still do not know if we will be able to self fund this with cash on hand, or if we will have to go for a loan. We'll know better by the time we get the bids back in August when we see exactly what this will cost. To be ready, I will start the effort to line up a loan for \$400,000.
7. We agreed that we need to get the highway department staff involved at some point soon to review what we have planned and to get their input. Need to schedule that meeting
8. We also agreed that we needed to figure out where you guys should camp out during the construction phase. Jim mentioned that Will Lutz had said Dan might be willing to let the highway department use one of his empty barns on Crest Lane during the construction period.
9. Joe suggested we apply for a USDA rural Development Grant to support the garage/salt shed project. He said New Lebanon is getting \$75,000 from the USDA as part of their new town hall project. These rural development grants are available for things like garages & town halls. Joe also noted that USDA has a 3% long term loan program which may be interesting for us to learn about in case we need to borrow.
10. We decided to go for the geotechnical assessment proposal from Dente Engineering at \$3300 (less 10% for paying in 10 days, which we can do), unless Empire can use the soil samples from the contamination assessment to save money for us. I have asked Empire if they still have the samples and can use them without drilling again, to save \$1800. Joe has worked with Dente and believes they can get the geotechnical assessment done in a timely way at a better price.
11. Joe will come to the June 17 Town board meeting to review the project for the Town Board and the Community and report on where we are, where we are going and how we plan to get there.
12. Attached is a chart of all potential fees related to architectural design & engineering related to the project, with notes regarding what items have been approved, and what items are still under review. Total fees for design, engineering, project & construction management could total close to \$60,000 as part of the total \$471,000 project. TB has approved \$30,000 in fees so far.