**Minutes**

HIGHWAY GARAGE/FACILITY COMMITTEE

Tuesday February 26, 2019 6:00 p.m.

Town Office 32 Main Street

*Present*: Walter Goodridge, chair; Hank Horstmann; Ron Sweet, Peter Jeswald; Liv Wyatt

*Others present*: Joe Strzegowski, Phil Kantor,

Goodridge called the meeting to order at 6:03 p.m.

*Minutes*

Jeswald made a motion to approve the minutes of January 29, 2019.

Horstmann seconded, and it passed

*Public Comments*

 Joe commented on his visit to and experience with various buildings, and discussed using space above the office portion of the maintenance building.

*Old and New Business*

Old and new business was combined in a wide-ranging discussion.

Walter pointed-out that the roof ridge in the 2014 design could be centered to make for more headroom in the space above the office. The height of the exterior walls could increase. Ron continued with the mezzanine idea, wondering about access. Liv said that Federal ADA requirements would not apply. While the space would appeal to other Town Departments, Ron feels that use of and access to the facilities should be only for the Highway Department. Others weighed-in on the topic, but cost figures will be needed before a more serious discussion.

Phil launched a discussion of the presentation at Town Meeting, pointing out that school issues will take a lot of time. This raised concern that it would not be in the best interest of the Committee or the Town if our Article(s) came up for discussion late in the evening when some people had left, and others were anxious to do so. He brought-up the possibility of a 2-day meeting. He pointed-out that a Special Town Meeting also presents risks to thoughtful debate. Joe added that it was very hard to predict the dynamics of a town meeting.

Attention turned to financing, with Phil and Joe wondering about the possible advantage of borrowing sooner rather than later if interest rates are expected to rise further. Joe suggested that FRCOG might be able to help with this issue.

Ron thought that 2014 Perc. Tests would still be valid, as would the design of the septic system. He said that he was concerned about possible fire hazard issues with metal skinned exterior panels containing rigid foam insulation. Walter said that it was in common use (including the Deerfield Town Garage), but that this should be fully investigated.

Ron again expressed his enthusiasm for having Town employees do the excavating and possibly other work. He reiterated that the building inspector required only stamped drawings, and that they could come from a registered engineer.

Peter said that he had been in contact with a local engineer who may be interested in modifying our 2014 design. There is a possibility that by splitting the work into 2 projects, this engineer could do the design work for less than $30,000 for the storage building, and maybe also for the maintenance/office building. Walter had said that he learned from Andrea Woods at FRCOG and Deb Anderson, procurement specialist, at the Attorney General’s Office that a designer could be hired without the bidding process if the fee was less than $30,000. Peter will have more information at the next meeting.

Peter and Walter met with a local contractor/designer who has had OPM experience. He confirms his interest; they will spend time in the next meeting with details.

Hank suggested that we consider Lamore Lumber as building Contractor.

Last meeting’s questions about the simpler procurement regulations for modular construction have been answered. The regulations state that “pre-engineered” steel buildings are not considered to be modular buildings.

Superintendent, Kevin Scarborough, showed Peter and Walter around the Deerfield Highway Garage. They were as impressed as Ron promised, and reported information including their feeling that a nearly square storage building with 5 doors on opposite sides made for a very useful space.

Walter did some research to confirm Liv’s feeling that we could not directly engage a design/build contractor. Such a company (like One Design & Construction with whom he talked) could bid on the construction based on drawings and specifications prepared by an architect or engineer hired by the Town. He also ran down the possibility of having an investment group build the buildings and lease them to the Town with an option to buy them. The Attorney General would prohibit it, seeing it as a way to avoid many of the requirements of municipal procurement, including paying prevailing wage. He also reported that he had not yet heard back from two companies, which make custom insulated concrete wall panels.

Additional work laid out for next 2 weeks included gathering OPM and Clerk of the Works suggestions, and researching more building systems including true pole barn construction.

Hank moved to adjourn the meeting at 8:39. It was seconded. The vote in favor was unanimous.