**Minutes**

HIGHWAY GARAGE/FACILITY COMMITTEE

Monday, April 16, 2019, 6:00 PM

Town Hall

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

*Others present*: Peter Martin, Phil Kantor

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

*Minutes*

Hank made a motion to approve the minutes of April 1, 2019.

Ron seconded, and it passed Unanimously.

*Public Comments*

Peter Martin, of the Town Energy Committee updated the Committee on options for adding solar PV systems to the Town infrastructure. He feels that though the storage building faces in a southerly direction, it is probably not the best location for solar panels. A ground-mounted system would offer greater orientation and location flexibility at about the same cost. Before Town Meeting, he will prepare material the Committee can use to explain the options to Conway residents. Ron said that he opposes locating panels on the roof, because failure or maintenance could seriously disrupt Highway Department operations.

*Old Business*

Several new documents were analyzed and debated. An email message sent from Kurtz Construction to Dave Vreeland estimated the cost of the storage building at $ 339,000. A concrete “slab” was estimated at $ 198,000. This surprisingly high number was discussed at length. After reviewing email messages between David and Kurtz, and making our own calculations; the Committee concluded that the word “slab” was in error and that all the concrete work proposed by Kurtz would probably cost $190,000 - 198,000. They proposed footings and a 4’ frost wall for the entire building. Ron pointed-out that this wall will be considerably reduced in height because of ledge and the use of crushed stone. They proposed an 8’ retaining wall at the rear of the building. The 2014 site plan and measurements made by Ron indicate that a wall height of 5 - 6 feet will be adequate. Also, the floor slab can be excluded, because it will be added later so that floor drains can be tied in to those of the maintenance building. Using Kurtz’s estimate of $590/ cu. yd., Walter figures it the slab at about $80, 000.

So, at this point, we are looking at these rough numbers:

 Design fee $7,000

 Excavation 190,000

 Concrete 110,000

 Building 339,000

 646,000

We agreed that this number has little contingency, and is too close to our previous estimate of $650,000 which is the amount requested in Town meeting article. We may choose to amend that number upward at Town Meeting if possible.

We identified questions to be answered, and came-up with the following:

Peter will ask David about:

 The inclusion of electric door openers

 The adequacy of 28 gauge steel for the exterior panels

 What are the interior panels?

 How will condensation be controlled?

Walter will discuss amendment possibilities with Nick Filler.

*New Business*

 After a discussion of preparation for Town Meeting, we settled on the following.

Requesting time with the Selectboard and members of the Finance Committee at their meeting **Monday, April 22**. Ron will work to arrange this. Hank and Peter will also be available.

The next Committee meeting will be on **Saturday, April 27** at 9:00 AM probably at the Town Office. Walter will arrange this. We will focus on our presentations at the forum, Pre Town Meeting, and Town Meeting. Phil offered the loan of a projector with which we can display graphics; and, as Ron suggested, photographs of the existing garage.

The Committee will hold a forum for residents on **Saturday, May 4** at 9:00 AM in the Town Hall.

We will attend the Pre Town Meeting on **Monday, May 6** at the School.

Phil made suggestions for the Committee’s presentations. He advised us to be prepared for questions about the cost and financing of the maintenance building. Walter agreed to follow his suggestion to ask for advice from Joe Markarian at FRCOG. Phil also suggested enlisting the help of Dominick Poli at The Recorder to cover the forum and Pre Town Meeting. Hank added that we could use him to publicize those events.

We agreed to prepare a handout for the forum and Pre Town Meeting. Several members volunteered to contact residents who may be opposed to our Articles.

Peter asked for suggestions for his chart comparing our projects with 2014 project. He plans to recognize the hard work and achievements of the previous committee~~,~~ and point-out that we are simply going about it somewhat differently this time.

At 7:50, Peter moved to adjourn. Ron seconded the motion, which passed unanimously.