**Minutes**

HIGHWAY GARAGE/FACILITY COMMITTEE

Saturday, April 27, 2019, at 9:00 AM

Town Hall

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

*Others present*: None

Walter called the meeting to order at 9:03 p.m.

*Minutes*

Peter made a motion to approve the minutes of April 16, 2019.

Liv seconded, and it passed Unanimously.

*Public Comments*

 None

*Old Business*

Peter opened the conversation on cost estimates by reporting information from David Vreeland about the rear retaining wall of the storage building. He pointed-out that as the height of a retaining wall increases, the volume of steel reinforcing and concrete increases more rapidly. Therefore we made a tentative decision to excavate so that a retaining wall will not be needed. David also said that 28 gauge. siding was not uncommon. However we agreed with Liv that the issue will need further research. Peter also relayed that David thought that electric door operators were included in the rough estimate. We concluded that the “poly” interior liner was probably for control of condensation, but it is a point needing clarification.

Ron and Peter updated Liv on their conversation with the Building Inspector, in which they learned that ledge would not have to be removed all the way to a 4’ footing depth. Ron said he thought that a ‘floating slab’ would be acceptable, though a conventional foundation and concrete knee walls would be a lot better. Hank clarified that a floor slab could be poured later with the frost wall design, whereas it would have to be poured right from the beginning with the floating slab scheme.

Walter reported that he had asked Nick Filler to advise us on how much we could increase our article request via amendment at Town Meeting. The answer is about 10%. However, we all agreed that will probably not be necessary or advisable. Should we have to come back to the Town for more money, we’ll just have to hope that they understand that we are doing our very best under a tight time schedule. We discussed the overall cost of the storage building. Walter introduced information, obtained online, about construction cost escalation for the past five years. It agreed with Liv’s estimate of about 18 to 20%. Our estimated cost for the building coincides closely with online research done by Ron. He and Liv agreed that doubling the concrete raw material cost is a good guide to estimate the finished placed concrete cost. Ron said that he will try to get the prevailing wage data for the work we will be doing. He guessed that a laborer will get paid more than $50 dollars per hour.

Peter left the meeting with many questions to discuss with David Vreeland. Walter will, among other things, try to discern the actual cost of the storage building in the 2014 bid documents. He will also see if he can make sense of the document dated October 15, 2014 entitled “Financial Information for the New Conway Highway Garage”. We don’t understand the numbers, but hopefully Tom can help us.

Ron summarized our hoped-for schedule:-Articles are approved at town meeting.

-Design of both buildings is begun.

-The highway department begins excavation, bids out blasting, and prepares the site.-The Storage building goes out to bid.-The committee presents a request for funding for the maintenance building at a special town meeting.

-Construction of the Storage building is begun, with a hoped for completion date before it snows.

-The maintenance building is completed in 2020.

*New Business*

We began our discussion of our presentations for the three upcoming ‘ meetings’. Liz suggested that we point out the cost of delaying the project even further. She also added that new regulations, such as a proposed new energy code, could add to costs over and above construction inflation. We debated, but made no conclusions, about pointing out regulatory pressures which could force the town to abandon the current garage. Ron said the fire department will make very good use of that building; and in the future, the Town will be able to save money by not having to order special equipment made to fit in the building. Walter talked about how we are, as Liv said, the outlier among our neighboring towns. It may be helpful for us to point out the facilities in Deerfield, Ashfield, and Whately et cetera. Ron said that the numbers justifying placing equipment undercover verses in the open are probably not convincing, and that we need not mention that as was done last time. We will want to point out the safety issue presented by storing equipment outdoors near the school as is presently done. Putting it under cover will reduce dangers to children and the possibility of vandalism. Peter pointed out that in our request for $650,000, we are including costs for the blasting for both projects.

The next meeting was scheduled for Thursday, May 2, AT 6:00PM at the Town Office.

Walter will post the agenda for that meeting, as well as that of the informational Town forum on Saturday.

At 10:45, Peter moved to adjourn. Liv seconded the motion, which passed unanimously.