

SPECIAL BOARD MEETING – MAY 4, 2012
TOWN GARAGE PROJECT

The Special Board meeting of the Town Board of St. Armand was held on Friday at 8:00 a.m. at the Town Hall, Bloomingdale, NY.

PRESENT: Supervisor Joyce W. Morency, Deputy Supervisor Samuel A. Grimone, Councilmen Earl J. Dakin, Jr. Charles Whitson, Jr. and Donald Amell. Town Clerk Cynthia A. Woodson. Highway Superintendent Roger Oliver, Highway Employee Douglas Snickles

GUESTS: Mike Marnell from Essex County, Ethan Hall from Rucinski Hall Architecture, J.P. O'Neill, and Sandy Hayes

Supervisor Morency called the Special Board meeting to order at 8:00 a.m. Notice of the meeting was published in the Adirondack Daily Enterprise. The Pledge of Allegiance was led by Councilman Grimone.

TOWN OFFICES

Supervisor Morency stated that there was discussion among Highway Superintendent Roger Oliver, Justice Swinyer, Councilman Whitson, and the Supervisor of having another option of moving the offices. The offices can go upstairs but only use a portion of it; continue to put the stairs in the back to exit, it would be heated with electric heat/heaters. Supervisor Morency said she talked to the insurance company and asked Jeff Reyell about placing offices at the Town garage and he said they prefer no offices in the garage; it is a hazard due to several issues and problems.

TOWN GARAGE PROJECT

Ethan Hall said that Roger gave him the list of equipment and from the list did a layout of all the equipment leaving four feet between, front, and back of the vehicles and plenty of walking space. The last bays will hold the water truck, loader, and excavator. Roger's office will be more than 15 x 12 if they eliminate the women's bathroom but keep the plumbing for future use. Mr. Marnell stated that the blocks are structural strength compression which is light-weight. Mr. Hall said using the light-weight concrete blocks is better than using the standard normal-weight blocks. These blocks can be painted, or stained and last for several years. Supervisor Morency asked if the windows are wood frame and he said yes. Councilman Whitson said the ones in North Hudson are wooden frame with plastic coating, vinyl, which is better for maintenance.

Supervisor Morency asked if they have an estimated cost of square foot at this point, what will be the actual cost, and if that cost would be where the bidders would see that and affect the bids, and Mr. Hall said no. The square footage cost would be about \$100.00 to \$110.00. It will be higher because of prevailing wages, and Supervisor Morency stated she was aware of that. Mr. Hall said that there will have to be at least four contractors. The size of the project requires you to have at least four contractors. Minimally you have to have the general contractor, mechanical, electrical, and plumbing. Councilman Grimone asked if one company can get all that, and Mr. Hall said yes.

Supervisor Morency stated that the Town (board) would be the general contractor. Mr. Hall explained the hazards of that when he spoke with Supervisor Morency. There are four kinds of contractors; you have a general contractor who is handling everything except mechanical, electrical, and plumbing, and he (general contractor) is responsible for everything else on the job. Mr. Hall stated that the clerk of the works; it's their responsibility to make sure the scheduling is done to do the work; and sometimes the scheduling can be a conflict.

Supervisor Morency stated that the timing is so tight, and there's no way they can go with the vehicles outdoors this winter. Roger said the hydraulics gets cold and takes two hours to get it running. Supervisor Morency stated that there is no space to get all the vehicles in now and don't have much of a choice but to try to get a garage up before winter. Supervisor Morency asked if there a generator in the plans. Mr. Hall said there is not one in there and asked where they would want to place it. Roger said they do have a portable generator. Mr. Hall said they could do the wiring for a generator. Councilman Grimone stated that there could be a switch for it when necessary. Mr. Hall said there would a panel that could be used for when the generator is needed.

Supervisor Morency asked if they could talk about the boring dentistry. Mr. Hall said that the engineer came up and laid out where to do the boring, a minimum of four; basically the four corners of the building. They did the soil boring within the perimeter of building. Councilman Whitson stated that he didn't ask what depth they drilled but it was roughly about 15 to 20 feet down and they came into ground water.

Supervisor Morency stated that we need to decide how to do the bidding, several or a few. Mr. Hall stated that we need to employ a testing company to make sure the concrete is going in correctly, reinforcing the floor to make sure it is not going to move around. This is a regulation of New York State code. Mr. Marnell stated that when he was working as clerk of the works for North Hudson they used RFP's (Request For Proposals) for most everything.

Supervisor Morency asked what can be held off for later. Mr. Hall stated that the building has to be weather-tight; all exterior done, roof in place, you don't want to leave anything exposed to the elements, then can do the interior work. Mr. Hall stated that it is going to be up to the code enforcement officer if he will allow you to occupy the building before it is all finished.

Councilman Dakin asked Mr. Hall of his opinion of possibly using ICF's (insulated concrete forms); he, and Councilman Grimone, was at the seminar on ICF. He stated that in Lake Placid, the rescue building had four foot wall; two inches of Styrofoam on the inside and two inches on the outside, a drastic difference in heating. Mr. Marnell said that you would wonder if the Styrofoam would fall down if it gets wet, etc. Councilman Dakin said that it could be the same for blocks, what goes first, is the mortar in the joints. Supervisor Morency said that it would be because of the masonry job; if the blocks are mortared improperly then the mason is not doing a good job.

Councilman Grimone stated that the ICF is probably a more expensive building to build than these blocks, but is convince that the energy efficiency is greater. It has been shown, not by the company that makes the blocks, but that a typical home of 2200 square feet can save \$36,000 in energy cost in nine years; I think we owe it to ourselves to at least look at it, consider it, and give it an opinion. Even though it may cost more to build it, he think in the long run, the building may be cheaper. Supervisor Morency asked Mr. Hall if that is something they could figure out. Mr. Hall said all he can do is going back to the manufacture to get information. Councilman Grimone stated that before a final decision is made; they all need to look at alternatives. Councilman Grimone said that he would like the board and Roger, and Doug to go see a building in Tupper Lake, a frame structure, clad steel. It is more energy efficient than these blocks, and he thinks they should take a look at the ICF.

Supervisor Morency asked Councilman Grimone what he meant about clad in steel. Councilman Grimone said inside and outside. Supervisor Morency stated that right from the beginning she doesn't like a metal building; it would be an eye sore, and the inside of a metal building will have salt (erosion). She said she is totally against a metal-looking building, but they can go look at it. Councilman Grimone said the building is going to be here for a long time. Supervisor Morency said the building better be here before winter. Councilman Grimone said that he hopes this is the right thing to do, not just because it is quicker. Supervisor Morency said that the stone work is much more attractive than metal building. Councilman Grimone said that John Sweeney called him and said to come and look at their building, is that something we care to do as a board?

Mr. Marnell stated that whatever type of building is done; the front walls and footing have to get done. Councilman Dakin asked if (concrete) poured before the footers and walls, how long it will take to cure. Mr. Hall said seven days, before you start building, ultimately 28 days; concrete cures to a point where you can work on it; but the strength of it is 28 days.

Mr. Hall asked Supervisor Morency if the testing for the asbestos been done, as it needs to be taken care of first. Supervisor Morency said yes and she just received this morning the quote to do the work to clean up the two windows that has asbestos. Councilman Whitson asked if it was Fred Lee doing the work. Supervisor Morency stated that it is Fred T. Lee and the total cost is \$4500.00.

Councilman Dakin stated that until they find out how long it takes to get the garage cleaned out and items removed, and while that is being done, they can get the bids out. Until you find out the general cost of the size of the building; you don't know if we

are going to have to make some cuts to the plans of the garage. Supervisor Morency ask who has to get the costs. Councilman Dakin said, the Town. Supervisor Morency asked Mr. Hall to explain. Mr. Hall said he would give a budget number for them to think about, the work will be \$110.00 per square foot. Mr. Marnell said to add another \$25,000 for incidentals to that. Mr. Hall said yes, that would be the contingency to Mr. Marnell for the work. Councilman Grimone asked if that includes the Clerk of the Works. Mr. Hall said no, that would not include that. Councilman Grimone asked what that (Clerk of the Works) would cost. Mr. Hall said you could spend \$20,000 for six months working 40 hours a week. Councilman Grimone stated so, we would be pretty lucky to get that for \$20,000. Mr. Hall said yes. Councilman Grimone asked if the price is usually \$40,000 or more. Mr. Hall said that you (the Town) lucked out getting someone in the construction and has experience. Councilman Grimone asked if that included the staining or painting of the outside, etc. Mr. Hall said no. Councilman Grimone stated that \$110.00 a square foot, plus a fee for the Clerk of the Works, and \$25,000 contingency for stuff that we may need are estimated. Mr. Hall said yes.

Councilman Grimone asked Mr. Hall if he would look at the website for the ICF and we have to look at how big the building is going to be and the cost. Mr. Hall said this was his opinion and he believes the energy cost would more than likely be less in cost, but spend more money up front and spend more money for the upkeep. Councilman Grimone asked if he would look at it; and Mr. Hall said he will look at it but don't think it will change his opinion. Councilman Grimone stated that at some point next week, we ought to set a goal to decide what we want to build the building out of and how big it ought to be, do we agree? Supervisor Morency said that is what we need to do.

Councilman Grimone said that he made it clear at the time and wants to make it clear, at that point he hoped that they would agree to consider offices space over there. I don't think this board has entirely considered it, the issue of debts and have to make a final decision. Councilman Grimone said he is ready to get on with it but I think the board needs to consider the alternatives.

Councilman Whitson stated that, at the last board meeting, in the Enterprise there was a statement made about consideration for the building we were discussing, meaning the one at North Hudson, had only been talked about and trying to be forced to go in, simply because the plans were already available, and I would like to take and put on the record that those plans at the time, after the damage was done at the town garage, and the engineer had said it was the result of being unsatisfactory as far as being dangerous. He stated that he and Roger went the very next morning on a road trip to three sites, North Hudson, Schroom, and in Brighton garages. At each one of these site that was visited, he and Roger discuss the pros and cons of the buildings. The statement that the Enterprise printed was not fair, because they did not know that his and Roger's suggestion to go with a building similar with North Hudson was because of the factors that outweigh by far any negative factors. We did not make a decision to accept or try to go for the plans with North Hudson simply because they were already there. In seeing what we saw, our decision was based on those factors that the garage in North Hudson would be most suitable for the Town of St. Armand because of the size, design, and materials used with a few changes and modifications that we have discussed originally coming to bear with the plans. I want it on record that my decision or my thoughts were not solely based on any plans that came from as it was stated getting them free. Mine was solely on the construction of the building and how it was going to affect Bloomingdale and the Town of St. Armand.

Councilman Dakin stated that the building is not in good shape; and pretty much that everyone agrees we need to get a new garage. Supervisor Morency stated that at the next meeting on Tuesday, they need to agree on what to do. Roger said that he, personally, is not ready to tear down the garage until a decision is made on the building. Councilman Amell stated that if they cut down the size of the garage, they would save \$100,000 or so, at the last meeting Roger said he could do with 80 feet instead of 120 feet. Roger said it was a mistake; he has to have 103 feet for the vehicles. Supervisor Morency said that the board has a few more days to think about it; but have to agree what to do.

NORMAN'S WHOLESALE

Supervisor Morency updated the board members that Town Attorney, Dan Manning, had noticed some papers were missing from the original contract; and he did

another contract with the original abstract. The APA letter is almost done; she and Mr. Artie Niederbuhl, Jr. will sign it.

A motion was made by Councilman Grimone, and seconded by Councilman Amell, to adjourn the meeting at 9:50 a.m.

I, Cynthia A. Woodson, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Special Board meeting minutes held on the above referenced date.

Cynthia A. Woodson
St. Armand Town Clerk