

SPECIAL BOARD MEETING – JULY 10, 2012
TOWN GARAGE PROJECT

The Special Board meeting of the Town Board of St. Armand was held on the above date at the Town Hall, Bloomingdale, NY.

PRESENT: Supervisor Joyce W. Morency, Councilmen Samuel A. Grimone, Earl J. Dakin, Jr., Charles Whitson, Jr. and Donald Amell. Cynthia A. Woodson, Town Clerk. Highway Superintendent Roger Oliver, and Highway employee Douglas Snickles. Ethan Hall, Architect. Sandy Hayes, and Patrick Finnegan.

Supervisor Morency called the Special Board meeting to order at 8:03 a.m.

The Pledge of Allegiance was led by Councilman Grimone.

The Public Notice as entered in the Adirondack Daily Enterprise: Public Notice. Notice is hereby given that the St. Armand Town Board will hold a Special Board Meeting on July 10th at 8:00 a.m. for the purpose of the updates on the new highway garage, and any other business before the Town Board. The public is welcome. Dated: June 21, 2012. Cynthia A. Woodson. St. Armand Town Clerk. Pub.: July 7, 2012.

TOWN GARAGE

Mr. Hall stated that he looked at other types of buildings and presented some figures such as a pre-engineered metal building for 1.4 million dollars; another privately owned pole barn of 7,000 square feet for an estimated cost of \$485,000 to \$500,000.

Supervisor Morency asked Councilman Whitson to talk about when a contractor came in to pick up bids. Councilman Whitson stated that this contractor did build a building out of ICF (Insulated Concrete Forms) and six months later had to put in humidifiers in the building.

Mr. Hall said a pre-engineered metal building that he knows of has radiant floor heat and they have issues in the winter time; the snow on the floor gets the humidity and they had to put in two large exhaust fans in the ceiling. Councilman Whitson stated that the two metal buildings he looked at; both had fans in the ceiling and have radiant heat. He passed out photos of the Village of Saranac Lake steel garage and said the cost was \$680,000 in 2000; just the shell and in-floor heat. Councilman Grimone stated that he thought there were office buildings in there as well.

Councilman Dakin stated that he went to Dannemora and looked at their 60 feet x 120 feet building. The engineer also put offices in for all the Town workers. Heat is propane, they do have an outside wood burner. In the Fall they use the wood boiler and it takes about 24 hours to heat up first; the R-value is 27 interior and 30 for the roof. If a part of the metal is damaged it can be replaced in-house. When they had their fire they had already ordered the building. Councilman Grimone asked if some of the equipment to be replaced is part of the budget. Councilman Dakin stated he did not ask. Councilman Dakin said that when he talked to the Highway Superintendent, he was told that putting up the steel took the longest; they insulated quite a lot inside. If there is any damage to any part of the metal it can be fixed with a replaced piece. One of their policies is that all vehicles used in the winter time are hosed down before used again; the trucks last longer because they wash the salt off. They wash the trucks in a regular bay; they have one bay with a vaulted ceiling for a lift to put in for the future. Supervisor Morency asked about the cost. Councilman Dakin stated they had a one million dollar budget. Councilman Grimone said to Supervisor Morency that she should call and also find out if they had to replace several things in their building due to the fire.

Councilman Dakin stated that he went to Clinton County and talked to them about the metal garage the state has. The state used large steel trusses for support. One of the big issues they told me is the replacement of the gas tanks; keep it below 3,000 gallons as it saves a lot of paperwork with the APA and DEC. The oil tanks have cement pads with groves cut in all areas so that if anything spills it will hold up to five gallons. In the back of the garage it is all blacktop for the collection area for emergency spills; they have a spot to clean up. All men are required to attend safety classes. The total gallons are not to go over 3,000 and that includes all types such as oil, propane, etc.

Councilman Amell asked if there is special training. Councilman Dakin said there are emergency spill classes for the employees; and emergency spill kits on hand.

Supervisor Morency asked if anyone had any questions. Councilman Grimone stated that time is going by and really wanted to get some informal pricing on other options. Ethan said that any changes in the drawing will have a cost involved. Councilman Grimone stated that he is thinking of a little less formal, go to a couple of people who have 60 x 120 building to look at with pricing. Ethan said that he did that with these figures today. Supervisor Morency stated that this is the whole purpose of not opening them (bids); telling them we are not building this year. None would want us to open bids knowing what's going on.

Supervisor Morency stated that we know we are going to have a referendum; a simple yes or no on the ballot. If no, then back to square one, move forward with referendum and it fails back to drawing plans; a complete set of plans and new costs on that.

Doug Snickles asked what we are looking at. Saving money up front? If the size of the building is going to stay the same? Supervisor Morency stated we know we can't build this year, even if the people voted yes, we can't build this year. She stated that we will have to pay Essex County back for what they have done for the referendum. Pat Finnegan stated that the figure probably should be changed to \$850,000, don't want to vote okay and then find out it is more. Councilman Grimone stated that we are more comfortable that the building is going to cost more than \$750,000.

Doug Snickles asked why can't we open the bids and then have an idea of price. Supervisor Morency stated that the petition stopped us. Ethan stated that it is not really fair to the contractors. Councilman Grimone asked if it is illegal, or improper to not ask for that information? Ethan said no, but you may get a bid from someone who is not able to back it up. Councilman Grimone said to answer Doug's question, why couldn't we reopen the bidding. Supervisor Morency stated it is a lot of work for a building not going to happen this year. Ethan stated that he typically finds that prices changes; and suppliers are going to lock in their prices for 30 days. If you go out for bid again, many of them will not bother again. Supervisor Morency asked Ethan if this is legal; Ethan stated that it's legal, but it is more of ethics.

Councilman Amell stated that the only figure you (Ethan) got for this building is \$110.00 per square foot. Ethan said yes. Councilman Grimone stated that it is higher. Supervisor Morency asked Ethan to talk about a metal building. Ethan said this size can be done in a metal building, there is a cost associated. Councilman Whitson asked what is the deadline for the referendum ballot to vote on. Supervisor Morency stated when we have the stuff to Board of Elections.

Councilman Whitson stated that we need a total consensus of the board making a vote; many ideas out now, but not much consensus. He stated that he wants board members to be more informed in solving a solution for this. Councilman Grimone said that is what we are looking for; not comfortable for what we got from Ethan for other prices for the steel building, and ICF building. Doug stated that he is looking at putting in a foundation for his home and doing the ICF; it is more money, about \$5,000, but the saving in cost is great. Councilman Grimone said the energy cost for savings is for 50 plus years.

Supervisor Morency asked Councilmen Dakin, Amell and Grimone if they are still thinking of a metal building. Councilman Grimone said he is; Councilman Amell said he is not convinced that enough was done to look at metal buildings. Councilman Dakin said he is; and having a good R-value for the wall. Ethan said you have heat on the floor, and lose heat out the door when open; the floors are still warm. Councilman Grimone stated to Ethan that you still have heat loss that is why you want a higher R-rating. Point is R-rating is important; the heat factors is not the floor, it is the R-factor.

Supervisor Morency asked if there were any more questions. Sandy Hayes asked if there was any idea of cost for a metal building? Ethan said it the foundation would be different; and \$10,000 to \$15,000 range to re-draw the plans. Sandy asked how long will it take him. Ethan said at least 30 days. Sandy asked if there is any reason why he can't put out for bids, put two sets of bids out and choose from there. Ethan asked if there is any reason that precludes that? Sandy said he think steel is less money and quicker to build. Ethan said the final deal is what the building looks like at the end. Sandy said to get two sets of competitive bids, and then the board tonight can pass a resolution to

rescind the resolution to do this. In order to speed this up the board would order you to design a building at the same size for metal. Sandy stated he is not against the building, but let the public have the choice. Ethan said that based this building getting concrete in the ground can be done before frost. Sandy said to pass a resolution at tonight's meeting and cancel the referendum. Ethan said all he needs is direction, pre-engineer metal building or stick pole barn? Supervisor Morency said she is talking about a pre-engineer metal building. Councilman Whitson said to Ethan that we need numbers to talk about, need you to get to work and find numbers on I.C.F. and metal building. We need to have absolute numbers to work with. Supervisor Morency said we are talking about two proposals, steel and I.C.F. Ethan said you mean three. Councilman Whitson said unless the board has options to do only two. Ethan said he will send a copy of plans as is to the company and get cost.

END OF MEETING

Councilman Grimone made a motion, seconded by Councilman Dakin to adjourn the meeting at 9:55 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