

Building Committee Meeting Minutes

August 3, 2020

Virtual Meeting

Presents were members Theresa Butts, Harold Hunter, Michael Fallar, Hollis Squier, Cathy Reynolds, David Birdsall, Ronnie Crossman, Bart Eaton, and Lothar Schmelzenbach

Members absent: Erick Buffum and Andy McCullough

Others present: Gail Fallar, Sherry Johnson and Kim Harbaugh

Cathy called the meeting to order at 7:01 PM

The agenda was approved as written. Minutes of 7/20/2020 were corrected to add "ClearSpan" and remove 'one of the vendors' in the paragraph on the first page concerning the cost of stamped drawings, and then approved.

Salt/Sand Shed:

Cathy gave David a quick overview of the last building committee meeting. She also noted that the waste blocks don't meet fire/safety standards as they need to be designed and stamped by an engineer. Michael noted that engineered waste blocks are cheaper than a poured foundation, Cathy asked who engineered Proctor's- Michael will speak with Stan Wilbur again.

No additional site visits for the salt and sand sheds were done.

David reported on a conversation he had with someone from Addison; they have a 73' x 100' clear span building, 20' x 100' of that is for cold storage equipment, the rest is for sand storage. "They would do without a garage before they would go without a sand shed." They used 6' of waste block, 8' of metal pipe, and then the hoop; they used 12 foot fabric sections, you can replace the sections without having to replace the whole cover if a tear happens. They have an 18' x 20' doorway, would need 22' to drive through. They have a big problem with birds-having no actual door; they recommend having an enclosed structure. He also mentioned their garage has no radiant heat; that he's talked to other towns and they hate it. He has contacted John Bolt from Ferrisburgh, who has radiant heat but they have not got back to him.

Cathy asked what their (Addison) process was like, who designed it? David said they'd saved up and stored products to build, so they didn't need a designer, they used waste blocks. How long ago? David said it took them time to save up the product (years). David also mentioned that they paved the floor with asphalt after the blocks were in place, and had an issue with water coming through the cracks. So they have tried tarring it. Cathy noted that Addison poured the pad too soon (before the waste blocks were placed). David said that there was a problem with the cracks in the waste blocks and the water was leaking into the building; Bart mentions that they probably did it before permitting became a requirement, David said that it cost far less than \$175,000, but that they as a town did a lot of the work (Addison).

Harold asked if the Building Committee had settled on a sand and salt shed size? Cathy said that we have not yet, Eric figured up the size and we looked at height, Greystone seems to be better

but the Clear Span is less money. We have not given the Select Board a recommendation yet. Poultney has a metal building and has trouble with condensation. Hollis said the condensation is making the sand wet again.

Harold asked if it was necessary to store all the salt and sand needed for the year, and were the designs correctly sized? Bart reiterated the vendors' proposals that would fit our needs – 600 tons of salt, 1600 cubic yards of sand. Hollis noted that we would have to push the product in, Bart mentioned that height is an issue. David said one hoop was 41' high, Bart said height is an issue. Cathy noted that Greystone is more money and that Clear Span would require a designer.

Cathy asked if there were other conversations with other towns by other members? Crickets were heard chirping, David asked if we should continue researching other towns? Yes.

Members discussed emails from Craig Jewett (Otter Creek Eng.) regarding clarification of "same general location" if there were two buildings. The permit should be pulled before it is issued if there is a change to be made.

Should the BC pursue one building or two? Most group members verbalized "one." Harold noted that two buildings worked well, Wallingford used a structure storing some product inside and some outside, and used the outside product first. Cathy mentioned that we are trying to move away from outside storage. Hollis said that Wallingford has to push the product a long ways. Harold wondered if it works for them maybe it'd work for us? David said it works for them, but it has to because that's what they have. Hollis suggested that Wallingford would probably do it differently if they had another opportunity. Cathy asked again if we could agree on one building versus two? David, Hollis, Bart, Theresa, Lothar, Harold, Cathy, Ronnie all were in favor of one Building, Michael abstained. Harold mentioned that Guilford drives up their piles (salt/sand) and that it compacts too tightly and makes it harder to use; he suggested maybe using a conveyor belt. Bart asked if they had good circulation in Guilford. Harold said the front was open and they had no condensation issues.

Lothar was asked about concrete additives/corrosion inhibitors. He advised the email explained it perfectly (from Bart/from GreyStone).

Cathy asked if we use waste blocks, do the waste blocks need additives? Lothar suggested it might be like a plastic additive, similar to what's used in repairs. Bart spoke to a rep from GreyStone about local products with additives; Greystone said it's specific and wouldn't go local, probably would ship in product. Lothar will call Carrara and Daley, local concrete companies to inquire whether they use or recommend using it.

Cathy asked if there was anything else on the sand and salt shed. Hearing crickets again, we moved on.

Town Garage:

Cathy asked Lothar about the Morton quote; Bart took back his "snarky remark" from the last meeting, saying he spoke too soon. Lothar said that he sent Morton the Russell's quote/specs and that Morton's quote is self-explanatory, he did note that there were some differences in specs and

that the quote is good for 30 days max. Bart asked if the subcontracts were included in the price, Lothar said yes, that's how he read it, but would double check. Cathy noted that the insulation specs are changing September 1, 2020 and they need to be kept up-to-date. Bart compared the Russell and Morton quotes, and stated that Morton looks more reasonable cost-wise and on savings in the long run. Cathy clarified that the Russell quote was really an estimation - the town hired NBF, NBF created the specs, Russell did a cost estimate to enable the town to go to a bond vote. If we went with Morton do they supply stamped engineered drawings? Michael suggested placing the doors on gable ends.

Cathy brought up the bidding process, need to determine how it will work (is this for the BC or SB?)

Harold suggested that we should have no more than three bidding against each other, it was noted that Pittsford was taking bids by pre-qualified bidders for their sa.t/sand project. Bart stated he furnished info earlier about a firm, dealing with states and municipalities and prequalified bidders.

Cathy asked Theresa about the list of local Morton Buildings. Theresa mentioned that she is going to Shaftsbury for a site visit with Hollis. Cathy suggested asking the questions: How did the process work? Did they use an architect? Would they have used a different process? Did they use pre-qualified bidders? Did they hire people to help them? How did they end up with a Morton? Bart suggested asking: What do you like? Dislike? What would you do differently? Pricing? When was it built? Any grants that were used to help fund the building? Cathy asked if there were any other local Morton buildings that are being used for town garages? Theresa verified and added Sandgate, Vt. to the list of buildings to visit. Cathy asked if any other Morton's were worth looking at, asked for volunteers and suggested that she could ask a friend in Wilmington to assist. There were no other Morton Buildings follow ups.

Cathy asked if there were any other comments/questions about Mendon documents from 2016 included in the packet, hearing crickets and then a choir of no's, she asked if there was any other business members would like to discuss?

Bart wanted to discuss finances, as we have not done so thus far. The cost estimates from the first building committee and select board meeting at the end of May, were to stay within \$850,000. Taking figures that we have gotten this far, the sand and salt shed was supposed to be \$192,000, Greystone came in at \$238,000 plus \$57,500 for paving, permits, electric, etc. equaling to \$295,095 total. Otter Creek site work estimate was \$179,000 (seems high, and potentially inaccurate), the town garage estimate from Morton buildings was \$423,000, legal/etc. and the audit cost \$33,000 bringing our final total to \$930,000, that is above the \$850,000 original budget, but still within reason.

We are almost to the point to give recommendations to the Select Board.

Notorious "Thank-you's" from members to Bart.

Cathy asked if there were any questions.

Hollis noted that the electricity in the sand and salt shed is not really needed because the vehicles have lights, so that might be a savings.

Lothar said that the Morton quote has four bays and suggested that maybe three would cost significantly less, he said he would talk to Rick from Morton buildings this week. Bart stated that we've accomplished the dream of four bays and is within our budget and it will last for decades. Cathy asked if we could work with Morton buildings to get the most building for our budget. Harold stated that we could always do an add-on in the future. Cathy noted that we can store extra vehicles in the old town garage. Bart and Cathy agreed that we need four bays and we can fill them easily. Hollis noted that we should keep the grader in a heated space in the winter-if possible, for longevity.

Bart asked if it was possible to do not go out to bid, that the BC get proposals and then go to the Select Board with recommendations? Does the SB need to go out to bid? Cathy and Michael advised that the SB indeed needs to go through a bidding process. Hollis said that the SB could refuse any and all bids. Bart stated that the SB doesn't always go with the best bid. Cathy noted that there was still a lot of questions for the SB; How can we get a contractor? Protect the town's best interest? Design/build? SB is not expert at municipal construction/bids, looking for help with the process. Members were instructed to read the Mendon information in the packet and meet in two weeks.

Harold will check on Design/Build contractors, Theresa and Hollis will visit Shaftsbury, Lothar will call concrete companies,

Dave moved to adjourn, Hollis seconded. All in favor.

Meeting closed at 8:23pm

Theresa Butts,
Co-Chair/Scribe