

Town of St. Albans
Selectboard 'Special' Meeting Minutes
Wednesday, October 3rd, 2018
5:00 p.m.

On Wednesday, October 3rd, 2018 at 5:00 p.m. at Town Hall, the Town of St. Albans Selectboard met.

Officials and staff present: Chair Bill Nihan, Vice Chair Bruce Cheeseman, Brendan Deso, Stan Dukas, Al Voegele, Town Manager Carrie Johnson, Director of Public Works Alan Mashtare, and Project Manager Matt Young.

Public: St. Albans Messenger Report Michelle Munroe.

B. Nihan opened the meeting at 5:00 p.m. The purpose of this special meeting was to meet with the Department of Public Works (DPW) Relocation Project Manager Matt Young to go over the project.

Project & Program

M. Young explained that the project includes a 13,520 sq. ft. Public Works garage, 2,112 sq. ft. of office space with a mezzanine storage above, and a 1,050 sq. ft. wash bay. Total square footage for the garage is 16,682 sq. ft. He reviewed what will be included in the building for office space, bathrooms, breakroom, IT closet, drive-through bays and wash bay.

M. Young explained that the building is a pre-engineered, steel building with a metal roof and metal wall finishes. All cavities are filled insulation complying with the Vermont 2015 energy standards. Windows are assumed as being double hung as provided metal building supplier. The doors are 14' high x 16' wide and some doors are 18' wide. He explained that he spoke to Champlain Door and priced out a door for optimum use and also wanted the doors to include a linear vision panel for safety reasons as well as letting in natural daylight. Flooring is VTC, a vinyl base, more durable and easy to maintain. R factors for insulation are a little different between steel buildings and wood stick buildings. M. Young stated that the State of Vermont would like to see a R-20 in the walls and R-40 in the roof.

M. Young went on to explain what is included in some of the interior spaces with each bathroom (there will be two) will have one prefabricated shower, one tank toilet, one urinal and one sink. The office area the heating is based on hydronic baseboard with a wall mount propane boiler and 80 gallon water storage for domestic water use. B. Nihan asked if there is radiant heat in the garage, why not continue that into the office space. M. Young explained that it would cut costs not to run it into the office space as radiant heat is very expensive. S. Dukas stated that you can't change your floor design once you put radiant heat in.

M. Young went on to explained the logistics of the garage bays explaining what type of floor drains and heat would be installed as well as lighting, fire alarms and CO2 detectors. Air conditioning and sprinklers are excluded. By code, this building does not require sprinklers. B. Cheeseman stated he didn't want to skimp on fire safety measurements. A. Voegele asked if there was a difference in insurance costs between a building that is sprinkled and one that is not. B. Cheeseman and B. Nihan said that there is. C. Johnson explained that she had received a cost estimate on sprinkling the building.

Fixtures, Furniture and Equipment (FFE)

There will be 6 metal lockers, a 10-ton truck lift, a surface mount, 150 psi 80 gallon compressor, and a fuel dispensing tank to be relocated by the owner.

Salt Shed

This is a wood frame building with concrete; will be bid out as a design/build and any type salt shed bid will be accepted.

Building Site Work

Water and sewer utility tie in with the City of St. Albans. Water is already coming of Brigham Road which will be extended to the garage building. The sewer tie in will go 2400 linear feet over to Aldis Street. Using existing road base, driveway will be asphalt, 2" base with 4" topping and an 18" sub-base.

Security System

DPW already has cameras that the Town would like to install at the proposed building with online access for the DPW Supervisor.

Estimate Details

M. Young went over what he's included in soft costs, design fees, etc. Owner/Builder's Risk insurance coverage has been included and is highly recommended.

Building Costs

M. Young stated that from all the narratives, buildings, side work and the permits, the total cost of the building would be \$2.2 million and the salt shed came out to be \$330,000. Costs would go up a bit for the salt shed because of asphalt. Another \$28,000 will be allocated to the salt shed costs.

Design Fees

M. Young explained that by using the 10% rule, design fees are estimated at \$257,000.

Soft Costs, pre-construction, and project management would be about \$48,000. M. Young stated that we should carry 10% of Owner Contingency in the amount of \$287,000. **Total Costs \$3.163 million.** M. Young went over what is included in soft costs.

Recommendations

M. Young recommended including a hand wash with a foot pedal and a mat to wipe their feet. Also, mechanical eye wash stations.

M. Young went over recommendations on saving money on the project such as building orientation, changing it to an east/west direction as opposed to a north/south direction. It was also discussed changing the roof design from a pitched roof to a shed roof and a longer and narrower building. It would be similar square footage, just stretched out. B. Cheeseman summarized saying that we would add a bay, making the building narrower, doing away with the backdoors, and adding a sprinkler system. M. Young stated this would be a savings of \$60,000. The Board agreed to these changes.

Delete Mezzanine Storage and Reducing Building Height at Offices

M. Young explained this would be a cost savings of \$35,000. C. Johnson asked where would the items that were originally going to be stored on the mezzanine be stored. M. Young explained that you have more space that you have walls that you can store things against. It's cheaper to go horizontal in the building size. Add two more bays for storage and eliminate the mezzanine space. The Board accepted these changes.

Delete All Asphalt Paving

M. Young explained that if you do away with the asphalt, there would be a savings of \$200,000. The Board rejected these changes.

Pre-Engineered Wood Structure vs. Pre-Engineered Steel Structure

M. Young explained that the Town should consider Morton Buildings. They are identical to metal buildings but, it's a wood structure. B. Cheeseman stated that we are not as concerned with the look of the building as we are the longevity. M. Young stated he would not have recommended this system if he had concerns. He suggested that they are allowed to bid on this project. He also suggested opening up the bidding to other vendors for the salt shed as well. The Board agreed and the DPW shop will be bid as a design/build project too.

Plumbing

Replacing the linear drains with four individual drains would save \$4,000. A. Mashtare explained that if we went with a shed roof size type, you'd get one long drain for all the overhead doors and pitch the floor toward the drain and no drains in the middle. M. Young stated this would still be a savings. All agreed.

Replace Radiant Floor Heat with Overhead Radiant Tubes

This would be a \$70,000 savings. B. Cheeseman stated that with the overhead radiant tubes, would most likely interfere raising truck bodies up. M. Young stated you would put them on the sides, between the doors. The Board rejected these changes.

Summary

M. Young stated that the Board had approved \$95,000 in savings and rejected \$275,000 (largely paving). He asked the Board if they had any ideas to send them to him and he would price them out.

Schedule

M. Young explained that he summarized the milestones that we want to meet in order to hit the target dates. C. Johnson stated we have to have a final proposal ready for the ballot no later than the third week of January.

The group then discussed bidding, contractors and how to schedule them. Continuing with the schedule, M. Young stated that we need to get before the Development Review Board (DRB) by December 13th. Looking for an April 1st, 2019 construction start having a 6 month construction duration. Occupancy in September.

Design Team Selection

M. young asked if the Town has to bid out for the design services or not? C. Johnson stated that we have a purchasing policy that recommends going out to bid. It does have a clause that states if we may all agreed to a public bid process to sole source it, we can do that. M. Young explained that it would save a lot of time if we didn't go out to a public bid and allow him to submit the RFP to qualified firms he knows. B. Cheeseman also suggested asking local firms to bid on this project as well. No decision was made.

Adjournment

MOTION: B. Nihan made a motion to adjourn the Selectboard meeting at 7:15 p.m. All in favor, none opposed, motion carried.

Respectfully submitted,
Carrie Johnson