

## **Public Works Garage Building Committee - Approved Special Meeting - Thursday 16 October 2008**

The Public Works Garage Building Committee held a special meeting at 4:07 P.M. on Thursday, 16 October 2008 at Old Lyme Public Works Garage. Edward Adanti, Robert Chapman, Christopher Kerr, Ellis Jewett and First Selectman Timothy Griswold (ex Officio) were present. Gary Yuknat was absent.

**1. Approval of Minutes:** None

**2. Election of a Chairman:**

Todd Machnik moved to nominate Chris Kerr as Chairman of the Committee and Ed Adanti seconded the motion. SO VOTED.

**3. Review of Prior Committee Work:**

The Committee reviewed the work that it has done since it was formed in December 2007.

The assignment to the Committee from the Board of Selectmen is to evaluate the Public Works Garage Facility, including other buildings and the grounds, and to make recommendations for improvements to the Board. The Committee's conclusion was that the Public Works Garage ("Garage") is the primary concern, but it will also make recommendations on the old salt/sand storage shed, the large storage building and reorganizing the use of the approximate 7 acre site.

Concerning the Garage, the Committee noted the following items need attention:

- Roof
- Siding
- Passenger doors
- Overhead doors
- Concrete floor
- Lack of wash bay
- Heating system
- Generator

In January and February 2008, Committee members spoke with various trades people about how to address these problems. The roof can be removed and replaced or perhaps a new roof can be applied over the existing one. The siding and windows need to be replaced and the overhead doors need major work or replacement. The concrete floor has cracked in the garage bays and this has caused leaks in the in-floor radiant heating system. If the radiant system is to be retained, the floor must be removed and a new floor installed with the required piping. There is no wash bay, so one garage bay should be equipped with one and that will require a water reclamation system (including a 5,000 storage tank).

The Committee developed the following rough cost estimates in order to give the Boards of Selectmen and Finance cost estimates for fiscal 2009 budgeting purposes:



Based on the work of the Committee, the fiscal 2009 Town Budget includes a \$200,000 capital line item for Garage repairs. In addition, the Carryover section of the FY 09 budget has \$19,900 remaining for Garage Repairs from FY 08. Accordingly, the Town has a total of \$219,000 available for this project.

**4. Current Recommendations:**

The Committee discusses the cost/benefit of the in-floor radiant heating in the garage bays. Ed Adanti was asked how much time the staff spends in the bays during cold weather. Ed replied that they are there to work on equipment periodically and to wash trucks after a snow storm. This does not represent a large percentage of time. The Committee discussed whether a sufficient number of wall mounted heating elements (Modine) would provide enough heat such that the expense of replacing the floor could be avoided. Todd Machnik said they should be adequate and all agreed. A new furnace will likely be necessary because the existing one has been damaged by air being admitted to the circulating system due to breaks in the floor piping system. The Committee thought the in-floor system could continue to be used in the office, break room, rest room and northeast bay because the system has not been damaged by large equipment. The Committee concurs with the other recommendations.

It was agreed that the Committee will ask the Building Dept. and the Fire Marshal to review the recommendations and comment. The Committee must develop a set of detailed specifications that can be used by trades people to bid on parts or all of the work.

The Committee established the next meeting date to be 30 October 2008 at 4:00 PM at the Garage.

**9. Adjournment**

Chairman Kerr moved to adjourn the meeting at 5:05 PM and Ellis Jewett seconded the motion. SO VOTED.

Respectfully submitted,

Timothy C. Griswold