

**Town of Ticonderoga's Workshop regarding the
Highway Garage held on July 19, 2018 commencing at 8:30 a.m.**

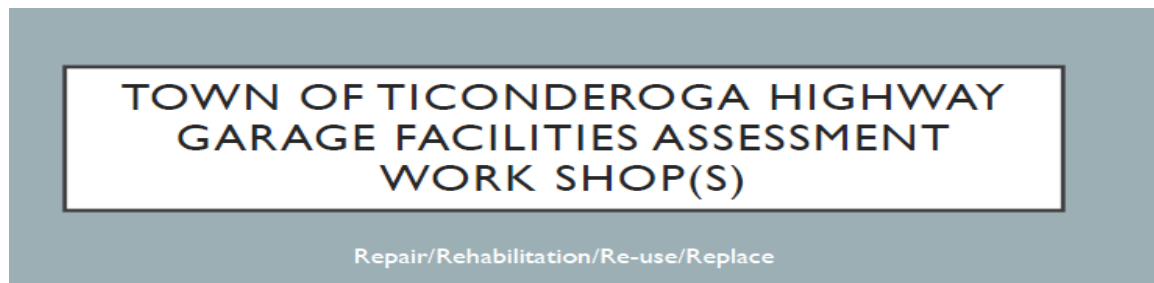
Present: Joseph Giordano, Supervisor
Joyce Cooper, Councilwoman
Wayne Taylor, Councilman
Dorcey Crammond, Councilwoman
Dave Woods, Councilman
Tonya M. Thompson, Town Clerk

Others: Bill Ball, Sal Barnao, Chattie Van Wert, Todd Hodgson, Jim Dugan

Supervisor Giordano opened the workshop at bit late explaining the purpose of which to discuss future plans regarding the Highway Garage.

Todd Hodgson and Jim Dugan prepared a presentation from several quotes that had been received over the years and from the Alfandre Architecture Facilities Plan that was compiled in reference to the Ticonderoga Highway Garage. The presentation helped with an over view of repair or replacement and prioritizing. They made it clear that this was not a recommendation from them, just a helpful dialogue on the town's options when it comes to the building problems and future.

It was decided that Mr. Hodgson and Mr. Barnao along with Councilman Woods would set aside some time to go over more specific options on the most severe problems with the building and try to obtain quotes or put a project out to bid. These results will be presented at a Town Board meeting. They hope to schedule additional workshops, possibly the next being in September.



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**ALFANDRE ARCHITECTURE PC REPORT, MAY
2013**

- Existing facilities assessment
 - Original construction in 1947
 - Used for maintenance of equipment as well as storage.
 - Determined to be at the end of its useful life (as stated in the report):
 - Major structural repairs to the ridged steel frame, connections to the foundation.
 - Wall section and roof leaks
 - Inadequate heating system, same room as stored flammable materials
 - Inadequate equipment working spaces, office spaces and restroom facilities.



**MAY 2013 REPORT: NEEDS ASSESSMENT AND
CORRESPONDING COST ESTIMATE**

- Space allocation:
 - Current available: 10,800
 - Current need: 10,773..? Questionable due to the amount of equipment stored during winter months and un-factored current use of pole barn.
 - Future need: 14,856
- Capital Improvement Plan
 - Year 1 (current need – all building renovations): \$994,000
 - Year 2 (current and future space allocations, 6,000 sq ft): \$420,000
 - Total (building renovation + future space) 16,800 sq ft: \$1,414,000

SPACE NEEDS ASSESSMENT

CAPITAL IMPROVEMENT PLAN Town of Ticonderoga
HIGHWAY DEPARTMENT BUILDING

Category	Priority	Item Description	Cost
CE	1	Provide temporary structure to allow equipment storage	\$100,000
CE	1	Reinforce structural connections between roof system and foundation	\$100,000
ME	1	Install structure ventilation system	\$40,000
CE/SP	1	Provide additional storage to keep potentially flammable materials out of the working environment	\$0,000
CE	1	Replace roof and roof system to keep them from leaking water and air	\$300,000
ME	1	Install adequate heating system	\$60,000
ME	1	Replace Plumbing system	\$60,000
ME	1	Replace lighting	\$60,000
ME	2	Personal and general mail and rest facilities	\$60,000
CE/SP	1	Provide structure office and working space	\$100,000
ME	1	Replace mechanical system	\$60,000
		Item Subtotal	\$994,000
		Year 1	
Category	Priority	Item Description	Cost
CE	1	Provide a 600 square foot of additional space to existing building	\$200,000
		Item Subtotal	\$200,000
		Year 2	
Category	Priority	Item Description	Cost
		Item Subtotal	\$0
		Year 3	
Category	Priority	Item Description	Cost
		Item Subtotal	\$0
		Year 4	
Category	Priority	Item Description	Cost
		Item Subtotal	\$0
		Year 5	
Category	Priority	Item Description	Cost
		Item Subtotal	\$0
		Year 6 - 10	
Category	Priority	Item Description	Cost
		Item Subtotal	\$0
		Year 10 total	\$0
		Facility Total	\$1,414,000

Note: This document assumes that the right of use of the Highway Department can build can be required.

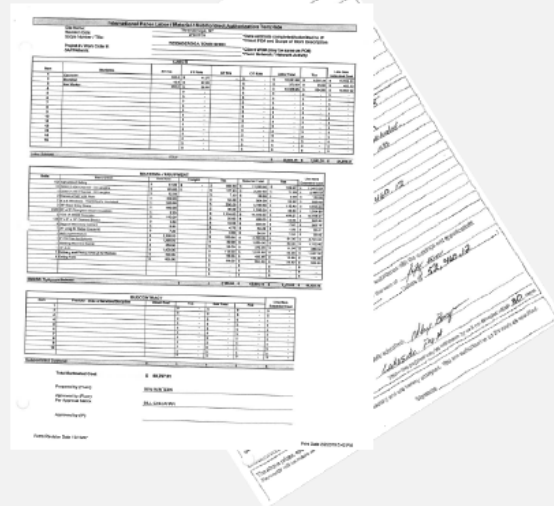
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**OTHER ESTIMATES:
STRUCTURAL/MECHANICAL**

- February 2nd 2016 Estimate: \$68,797.91
 - This estimate is primarily structural repairs along with some steel framing and siding replacement.
 - Miscellaneous window and door replacement
- February 8th 2016 Estimate: \$52,460.12
 - LP gas heating system with fuel lines.
 - Limited scope for heating system, not inclusive of building modifications alterations for installation.



SUMMARY OF STUDY: COMPARISON

Scope of Work (as defined in Alfandre Report)	Cost	Other Cost	Comments
Provide temporary facilities for offices, equipment storage	\$ 100,000.00		
Reinforce structural connections between wall systems and foundation	\$ 100,000.00	\$ 68,797.91	Feb 2nd 2016, scope and cost
Install adequate ventilation system	\$ 40,000.00		
Provide additional storage to keep potentially harmful materials out of the working environment	\$ 9,000.00		
Replace wall and roof systems to keep them from leaking water and air	\$ 300,000.00		Replacement of siding, repair leaks in roof
Install adequate heating systems	\$ 65,000.00	\$ 52,460.12	Feb 8th 2016, scope and cost
Replace plumbing systems	\$ 30,000.00		
Replace lighting	\$ 60,000.00		New Lights
Reinstall and upgrade wall and roof insulation	\$ 60,000.00		Might be included in Feb 2nd estimate
Provide adequate office and working spaces	\$ 180,000.00		
Replace overhead doors	\$ 50,000.00		Four doors ?, vs one door replaced
Building Addition	\$ 420,000.00		6,000 sq ft vs 1,440 sq ft
Other Cost Estimate		\$ 289,987.41	
Subtotal	\$ 1,414,000.00		
Subtotal (Revised)	\$ 1,055,000.00	\$ 411,245.44	

SUMMARY OF STUDY: COMPARISON

- Much easier to implement (fast) Single quote

- ## SUMMARY OF STUDY: DECISIONS

- Must be code compliant: Design
- Bid projects: defined scope of work
- Project Financing: Bank loan only? Should grants be considered?
- Schedule: ?

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(Councilman Taylor left the meeting at 10:15 a.m., Mr. Barnao left the meeting at 11:00 a.m. and Councilwoman Cooper left the meeting at 11:10 a.m.)

Workshop was closed at 11:20 a.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk