

Salisbury/Sharon Resource Recovery Authority

Transfer Station Building Committee (TSBC)

Wednesday, September 19, 2018 at 5:30 p.m.

Salisbury Town Hall

NOTE: *Minutes are considered DRAFT ONLY until reviewed and acted upon at the next regular meeting.*

In attendance: Bill Braislin, Dale Jones, Charlie Kelley, Bob Loucks, John Perotti, Curtis Rand, Ed Reagan

Meeting was called to order by B. Braislin at 5:30PM

Approve Agenda: B. Braislin moved to approve the agenda, J. Perotti seconded this motion and all others were in favor.

Approve Minutes of the April 18, 2018 Meeting: B. Braislin moved to approve the meeting minutes as presented, D. Jones seconded this motion and all others were in favor.

Review and Discuss Transfer Station Bids

Burlington Construction Company is the low bidder for the Project at \$4,836,000, which is approximately \$1,000,000 over budget. We have the option of taking an additional 40 year USDA loan at 2.37%, which breaks down to \$1,500/month per town over 40 years, or seeking additional funds through a local bank to be repaid at a lower interest rate over a shorter time. It was the committee's feeling that working with a local bank would be the better option.

C. Rand has been in touch with Burlington Construction and working with their Estimator to determine cost-saving possibilities. An Email from K. Grindle was distributed and points reviewed by C. Rand and B. Braislin.

K. Grindle made the following points to consider and suggestions as to cost-saving opportunities:

1. The Opinion of Construction Costs were compiled approximately four years ago for presentations to Town officials and community starting in June 2015. Annual escalation for construction industry may be up to 5% per year, resulting in a 20% cost increase beyond 2015 numbers totaling \$4,464,000.
2. Trucking and transportation costs have been increasing.

3. Star Building Systems has indicated that steel building costs are up 27% since February 2018, and up by 74% since 2014. The volatility of the market, including tariffs in place, or contemplated, add to contractor's concerns when designing bid.
4. Suggestions to achieve cost savings of approximately \$500,000 to be closer to budget without too much compromise include:
 - a. Cut 15% from retaining walls by using precast blocks instead of poured concrete at the end-walls past the canopies - \$40,000+/- savings
 - b. Reduce area of concrete pads by 25% - \$36,000 savings
 - c. Postpone installation of swing-arm security gates at entrance (still install necessary electrical conduit) - \$25,000 savings
 - d. Install mechanical sliding gate at entrance instead of an automatic gate - \$10,000+/- savings
 - e. Trim 10-15% from maintenance building - \$150,000 savings
 - f. Trim 20% from electrical (*Note: the Enfield Builder bid was \$170,000 lower than Burlington's number*) - \$75,000 savings
 - g. Trim 25% from pavement item by reducing thickness and overall area - \$100,000 savings
 - h. Postpone construction of fabric hoop house - \$46,500 savings
5. Suggestions for cutting another \$500,000 with greater compromise include:
 - a. Postpone construction of Material Storage Building - \$200,000 savings
 - b. Remove hip roof configuration of canopies in favor of a conventional gable end and revise the roof sheathing to a more cost effective material - \$75,000 savings
 - c. Further reduce paved area by removing southerly access drive to lower level and redundant drive aisles - \$50,000 savings
 - d. Remove landscape buffers - \$13,000 savings
 - e. Remove chain link fencing from majority of facility (leaving at entrance only) - \$50,000 savings

- f. Further reduce Maintenance Building by removing front porch/overhang, restricting access to the swap shop to non-motorized equipment - \$150,000 savings
- 6. All three bids are complete, and the Town of Salisbury has a relationship with Burlington, so there is no apparent reason to put the project back out to bid, though that is an option.
- 7. Opportunities to remove anticipated risk from bid on items with volatile costs such as pavement may be investigated as well. Pavement could be removed from the bid at this time, and re-bid by the Town in Fall 2019 to get best pricing at that time.
- 8. Additional USDA funding is available
- 9. It is recommended that an additional \$150,000-\$200,000 is budgeted for potential change orders, and \$100,000-\$150,000 for construction administration and inspection services.

Determine Next Plan of Action

After review of K. Grindle's suggestions, the following points were made:

- 1. We are open to changing/trimming some areas to stay within budget, but not open to sacrificing the quality of the Project.
- 2. The fence must remain as originally designed.
- 3. USDA has ok'd taking the pavement out at this time to be contracted out at a later date.
- 4. Highlight the \$170,000 difference in electrical costs between Burlington and Enfield.
- 5. Note that K. Grindle's cost has gone over initial amount due to endangered species issue.
- 6. The DEP considers the Material Storage Building a necessity.
- 7. Restricting access to the swap shop to non-motorized vehicles would be ok.

B. Loucks made a motion for C. Rand to communicate with K. Grindle and Burlington on behalf of the committee regarding the aforementioned cost-saving opportunities. B. Braislin seconded the motion, and all were in favor. C. Rand will ask K. Grindle to include all committee members in communications moving forward.

Comments from Members

J. Perotti reiterated the importance of beginning construction as soon as possible, as time is of the essence when considering the steady cost increase of 5% per year.

Comments from the Public

None

Adjourn

B. Braislin made a motion to adjourn, J. Perotti seconded the motion and all were in favor.

Meeting adjourned at 6:00PM

Tabitha Brewer

Recording Secretary

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