

Approved: November 23, 2015

**TOWN OF GIBRALTAR
BUILDING COMMITTEE
GIBRALTAR TOWN CENTER
MONDAY, SEPTEMBER 14, 2015
7:00 P.M.**

Call to order: The regular meeting of the Town of Gibraltar Building Committee was called to order at 7:00 P.M. by Karl Stubenvoll, chairman.

Roll Call/Quorum: A quorum of the Committee was present.
Members present: Karl Stubenvoll, Steve Sohns and Tom Birmingham
Also present: Tony Fiorato, Mike Stapleton of PBS and Brian Hackbarth

Proper Notice/Adopt Agenda: *Motion: (Birmingham, Sohns) to adopt the agenda as posted. Carried.*

Approve minutes from previous meetings: *Motion: (Birmingham, Sohns) to approve minutes from August 17, 2015 as presented. Carried*

Public Comment: None

Review New Town Shop Site Plan with PBS and make Recommendation to the Town Board: Stapleton and Stubenvoll walked the property. Basic needs are: location for the shop, cold storage, ingress/egress from Hwy. F, a connecting drive to the fire station and an area for mulch/gravel. Rough numbers were not available for the design work; it will be similar per Stapleton. Baudhuin will do an engineering estimate.

Location of the septic and storm water retention ponds will impact other siting areas. The well and septic should not be shared with the fire department as this may create long term issues with a fire district. Creating a cistern was mentioned; eave troughs are being planned on the building. A two water system would still be needed. A cold storage building is typically 40' x 60' on a 4-5" concrete floating slab, electricity, and no plumbing for approximately \$65,000 – 70,000; this building should be part of the shop project. Ventilation for the painting room was discussed, location of intakes are done during the design phase. The current plan calls for 4,500 cfm; minimum ventilation is 675 cfm. Driveways are to be breaker run allowing to settle for a year prior to asphaltting. Concern was voiced in needing a culvert(s) on the Hwy. F driveway. A culvert at the road would be determined by the County, additional culverts would be considered for farther up the drive. Product used by the town could be stored in the mezzanine.

Construction will not begin until next spring. Next step is to contract with Baudhuin based on the original, do a formal layout. Vander Leest would need to come for soil tests for septic system. Objective for this meeting is to get 75-80% of what is thought to be needed. Changes to be made to the rough:

- A. Widen driveways and increase radius going into the building
- B. Widen other drive
- C. Try and locate septic as discussed
- D. Locate mulch/gravel pile area(s), 2 semi loads mulch and a smaller gravel pile
- E. Widen arch at the west end of the building
- F. Knock down berm on the west side of the property

Electors will need to approve the funding and change of location. Possibly two questions before the electors 1) funding and change of location 2) addition of a cold storage building. *MOTION: (Stubenvoll, Sohns) continue pending sufficient funding balance to allow PBS to design the site plan. If additional funding is needed it will be requested at the October regular meeting. Carried*

Regarding the 100' set aside for the fire department, Baudhuin can be contracted separately to create a legal description for the cut off. After which town counsel can complete the split. Sohns concern was on splitting off to little and needing the split to be done prior to construction. DC Planning will be called about required setback from property line from a fire

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station. Request the final split on the October agenda. Stapleton would need an email authorizing PBS to proceed with engineering work and soil tests based on the new site.

Review Fire Station Lighting Options: LED option:

Location	Type	#	Watt/K	Unit Cost	Total Cost
Truck Bay	High Bay	10	240W, 5000K	\$397	\$3,970.00
Meeting Rm	Troughers	12	Step dimming	\$233	\$2,796.00
Office	Troughers	6	Step dimming	\$233	\$1,398.00
Kitchen	Troughers	4	Non dimming	\$162.60	\$650.40
Entry Hall	Troughers	5	Non dimming	\$162.60	\$813.00
Ext. Soffit	Simple Bulbs	2		\$29.50	\$59.00
Ext. Soffit	Simple Bulbs	3		\$29.50	\$88.50
Ext. Pendants		3		\$98.65	\$295.95
Flag Pole	TBD	1		\$200.00	\$200.00
Sign	TBD	2		\$200.00	\$400.00
Wall Pack		1	25W	\$215.00	\$215.00
Wall Pack		5	42W	\$256.00	\$1,280.00
Garbage Light	Bronze Luminere	1	223W	\$758.00	\$758.00
Parking Light	Luminere	3	112 W	\$569.00	\$1,707.00
Mezzanine	Troughers 4'	4		\$138.10	\$552.40
Mezzanine	Troughers 8'	4		\$225.10	\$900.40
Work Shop	Troughers 8'	3		\$225.10	\$675.30

The priority would be for the 24/7 lighting.

Discuss/Make Recommendation of Fire Station Siding: A partial settlement of \$5,053.40 was received from CertainTeed. There needs to be clarification from Kelly on the original specifications that were requested on the bids. Home Siding LLC bid \$19,676.00 for Hardie Board cement siding. An option by Home Siding was for 4" or 6" Norandex Polar Wall foam insulated vinyl siding for \$12,480. Birmingham stated vinyl siding is meant to expand and contract with the overlap and has a thicker definition. *MOTION: (Stubenvoll, Birmingham) to recommend the vinyl siding to the town board subject to finding out from Home Siding if they are planning on replacing everything. Carried*

Determine 2016 Budget Needs: See spreadsheet

Other Lighting/Maintenance Issues: Stauber Electric as well as Innovative LED LLC has an LED program. Replacement bulbs for the 24 town dock pedestals would be \$23.00 each, 2 bulbs per pedestal. Cost \$1,104 labor not included. Preference to replace all at the same time.

Set the Next Meeting Date: Stubenvoll stated a meeting would be scheduled as needed.

Adjourn: *Motion: (Birmingham, Sohns) to adjourn at 9:29 PM. Carried.*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk