



CHICOPEE CITY COUNCIL
FINANCE COMMITTEE

APPROVED 4-30-2019

MEMBERS

John Vieau, Chairman
Shane Brooks, Vice Chairman
Fred Krampits
Frank Laflamme
Gary Labrie
James Tillotson
Jerry Roy

MINUTES
September 24, 2018

The following are the minutes of a public hearing held Monday, September 24, 2018 at 6:30 PM in the City Council Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present Vieau, Brooks, Krampits, Laflamme, Labrie, Tillotson

Members Absent Roy

Also Present Daniel Garvey (Associate City Solicitor), Stanley Kulig (Consultant), Carl Dietz (Building Commissioner), Al Ryczek (Central Maintenance Supervisor), Jim Hanifan (Caolo & Bieniek), Elizabette Botelho (Acting DPW Superintendent), Councilor Zygarowski, Councilor Dobosz, Councilor Walczak

The meeting was called to order at 6:30 PM

In compliance with the Open Meeting Law the Chairman asked if anyone in the audience was recording the meeting.

ITEM #1

APPROPRIATION OF \$100,400.00 TO THE FOLLOWING ACCOUNT: DPW ADMINISTRATION SPECIAL ACCOUNT FOR DESIGN AND BIDDING OF A SANITATION/RECYCLING VEHICLE STORAGE GARAGE. SAID AMOUNT IS TO BE TAKEN FROM AVAILABLE FUNDS IN THE STABILIZATION FUND FOR CAPITAL BUDGETING.

Stanley Kulig stated that back in May he came before the Finance Committee to discuss how to house sanitation vehicles. At that time the Council suggested looking at alternatives. Those alternatives have been looked at. The Council at that time wanted a more permanent structure versus the proposed at the time fabric garage. Since that time he has been looking at simple pre-engineered

metal 8 bay building. This structure would house 8 trucks and would be located at the Central Maintenance Garage site.

Councilor Vieau asked if the cost is \$250,000 for material and an additional \$250,000 to build? Stanley Kulig replied that \$243,000 covers the metal building, materials, and installation of the building. Councilor Vieau stated that he does not understand why it costs \$100,000 to design a 5,000 square foot shed. He further stated that he understands that the city must pay prevailing wages and design consideration has to take into effect hurricanes but he does not understand why the price has increased to almost \$1 million.

James Hanifan stated that the price estimate that he obtained from Forish Construction is bare minimum. He further stated that they only provide the steel walls, roof, and installation. They do not provide the foundation, electrical, mechanical. These estimates are not a true representation of the cost. Engineers would never go for certain criteria that the quote states such as "Design to support a collateral load of 10 psf." Caolo & Bieniek Associates then looked at additional construction costs. The total project cost estimate is \$995,500.00.

Councilor Laflamme stated that he called the City of Springfield and the City of Holyoke to inquire about their truck storage facility. Springfield utilizes the old bus terminal for its trucks. That facility is not heated. Councilor Laflamme stated that after speaking with Al Ryczek he was told that there will be more of this style coming down the road. Councilor Laflamme stated that he is concerned about the cost of the project and he is not in favor of it tonight. Councilor Laflamme further stated that he does not agree with putting the structure on Meadow Street when the City has the Baskin Drive facility. The trash trucks will be going to Springfield with the trash and they are refueled on Baskin Drive not on Meadow Street. Stanley Kulig stated that where the trash is going is not a consideration.

Councilor Tillotson is not in favor of spending this amount of money and he agrees with Councilor Laflamme that it should not be located on Meadow Street. He further stated that the city has spent a lot of money for security on Baskin Drive. \$1 million to protect trucks seems high.

Elizabette Botelho stated that she would like to talk about the suggestion of putting the garage on the Baskin Drive property. She stated that there will be a drop off facility on Baskin Drive after the dump closes. All of the Forestry Department and DPW equipment is stored on Baskin Drive. There just is not enough space for this garage.

Councilor Labrie asked the cost of a packer truck. Al Ryczek stated approximately \$286,000.00. Councilor Labrie continued that it is going to cost approximately \$140,000.00 per garage door.

Councilor Krampits stated that it was said in the past that this garage structure was to preserve the hydraulics on the trucks. He also stated if the trucks are out in the elements during the winter months why would the garage need to be temperature controlled for the hydraulics. Al Ryczek stated that the issue is the hydraulics freezing and the truck has to sit in a warm garage to make it operable again.

Stanley Kulig stated that regarding the location of the garage they would like to see the trucks close to the mechanics that maintain them.

Councilor Vieau asked about a 12 bay garage. James Hanifan stated that they stopped looking at a larger structure because it would then require a sprinkler system. Councilor Vieau further stated that

housing the trucks in a garage would extend the life of the equipment and perhaps the garage would in the end pay for itself.

Motion made by Councilor Laflamme to postpone to the call of the chair at 7:05 PM.

Meeting called to order at 7:06 PM.

James Hanifan stated that the typical engineering design fee is broken down as follows: 20% schematic design and 20% for design development, 40% design documents, 20% construction administration.

Councilor Tillotson stated that we are not going to have this structure ready for this season so why the rush now?

Councilor Labrie stated that we need to know the location of this garage before we move forward.

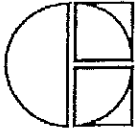
Motion made by Councilor Laflamme and second by Councilor Vieau to postpone and to send back to the Mayor for full build out costs and estimate for 12 bays.

Committee vote 6 – 0 favorable to postpone and refer back to the Mayor.

ITEM #2

Minutes – May 22, 2018 Motion made by Councilor Krampits and second by Councilor Vieau to approve. Motion passed.

Meeting adjourned at 7:20 PM.



CURTIS A. EDGHI, AIA, NCARB
JAMES AL. HANIFAN, AIA, NCARB
BERTRAM W. GARDNER IV, AIA, NCARB
JOHN D. MACMILLAN, AIA, LEED AP

CAOLO & BIENIEK ASSOCIATES, INC.

ARCHITECTURE • PLANNING • INTERIOR DESIGN

CHICOPEE DPW TRUCK GARAGE

7/26/18

- 42' X 118' = 4,950 sq. ft.
- 8 Overhead Doors
- Heat & Ventilation
- Electrical = lights / power / fire alarm
- Site = storm / excavation / MDC trap
- **Paving By City**
- No Borings / Geotech included
- Anticipated construction midpoint of summer 2019

Construction Costs

- Pre-Engineered Building (\$100 sq. ft.)	\$495,000.00
- HVAC (\$18 sq. ft.)	89,100.00
- Electric & Fire Alarm (\$22 sq. ft.)	109,000.00
- Site	125,000.00
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	\$818,100.00

Soft Costs

A/E Fees (11.3%)	\$92,400.00
Survey	3,500.00
Advertise / Printing	2,000.00
<u>Construction Testing</u>	<u>2,500.00</u>
Sub Total	\$100,400.00

Design & Construction Contingency (10%) = \$81,000.00

Total Project Cost Estimate	\$999,500.00
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