

Town of Arrowsic
Properties Committee
Minutes of the Meeting
August 31, 2021

Present: Jack Carr, Andrea Galuza, Kevin Kauffunger, Michael Kreindler, Malcolm Persen, Sheila Spear

Absent: None

1. Malcolm called the meeting to order at 6:06 pm (EDT) via Zoom.
2. The Committee reviewed the various estimates received from contractors for work on the Little Barn for the Arrowsic Broadband Authority (ABA) the proposal. The estimates are attached.
3. Subsequently discussion turned to the proposal to be submitted to the SelectBoard for actual completion of the work at their next scheduled meeting, September 14, 2021. The Committee approved the draft proposal (also attached).

NOTE: the Bachman quote was subsequently received for \$3,250.00 and the actual proposal to SelectBoard totaled \$21,875.00. The SelectBoard approved the proposal as presented.

4. The meeting was adjourned at 6:56 pm.

Respectfully submitted,

Malcolm Persen
Committee Chair

TOWN OF ARROWSIC
DRAFT Request to Expend Capital Funds
Little Barn Renovation

Proposed renovation scope for the Little Barn.

The Properties Committee has selected contractors to complete the renovations to the Little Barn in anticipation of the Arrowsic Broadband Authority's (ABA) installation of equipment. The exact sequence of work and many details have yet to be determined but this document provides the Arrowsic SelectBoard and ABA with preliminary picture of the work to be performed.

All of the scope described below is subject to the approval of the Arrowsic SelectBoard. We are still negotiating final costs but expect to have a complete proposal for approval at their next meeting on September 14th. There is some question as to whether we will also need approval of a special town meeting but that will be the Board's determination. Once work begins, we anticipate that completion of this scope will be in less than 45 days. Work will be managed by Property Committee members.

There are principally four areas of work that correspond roughly (but not precisely) to the four contractors as indicated.

1. Exterior drainage remediation

- Deepen drainage swail to provide more positive pitch for water runoff. Install filter fabric and 3" rip rap to prevent erosion and weeds.
- Dig and backfill underground power trench from Fire Station to Little Barn.
- Re-route propane line, if needed.
- Other miscellaneous property clean-up and parking/access as needed

2. Install moisture barrier and seal existing floor

- Install vapor barrier and 2 coats of epoxy seal.
- Replace rubber gasket on existing garage door.

3. Erect interior partition

- Install new interior wall and door with dead-bolt lock to secure back half of building for ABA equipment.

4. Electrical modifications

- Replace existing electric service connection to Town Hall with service from adjacent Fire Station including existing generator.
- Connection wiring to be buried in conduit.
- Provide two new dedicated 20-amp circuits in interior partition.
- Surface mounted sub-panel and surface mounted PVC conduit to a new isolated orange double gang equipment outlet for each circuit. The final location of these circuits to be determined by ABA.
- Readjust existing interior and exterior lighting and convenience outlets as needed.

Note the following:

1. The existing propane heating system was just serviced and reported to be in good working order.
2. This scope excludes:
 - a. Trenching and installation of ABA cabling from adjacent exterior pole.
 - b. Installation of ABA equipment.

- c. Wiring from new 20-amp circuits to ABA equipment.

Estimated Costs

Scope	Proposed Contractor	Amount
1. Exterior drainage	Elwell	\$6,500.00
2. Floor	Capozza	\$3,750.00
3. Interior partition	Bachman	\$1,500.00 (est)
4. Electrical	Carleton	\$4,000.00
5. Contingency (25%)		\$4,000.00
6. TOTAL		\$19,750.00



267 Warren Ave
Portland, ME 04103
207.783.7720 fax 207.783.7723
www.capozza-cs.com

BID PROPOSAL

August 27, 2021

Job Address: 340 Arrowsic Rd. Arrowsic, Me

Contact: Malcom Persen

Project Name: Town hall garage floor epoxy

Work areas: 330 sf of space for resinous floors.

*Colors to be determined. Light gray proposed.

SCOPE OF WORK:

- Profile floor by shotblasting or grinding to CSP 3 to mechanically bond to epoxy.
- Fill any spalls, random cracks and control joints.
- Apply pigmented "moisture barrier" base coat epoxy at rate of 100sf/gallon. Allow 12 hr. cure.
- Apply pigmented mid-coat epoxy at rate of 200 sf / gallon. Allow 12 hr. cure.
- Apply clear topcoat at rate of 160sf/ gallon. Allow 24 hr. cure time prior to foot traffic.

Total Price: \$3750

Capozza Floor Covering Center | 267 Warren Ave | Portland ME 04103 | 207-797-7635

Bachman Builders Estimate (to come)

From: frank carleton <fcarleton3@gmail.com>

Date: August 18, 2021 at 6:22:19 AM EDT

To: "Kauffunger Kevin (PTNF/MKS)" <kkauffunger@freudtools.com>

Subject: Re: Electrical Work for the Town of Arrowsic

where the fire department barn reuse power project has a few unknown details to be worked out as we got going along, i can estimate the cost of the labor and wiring at \$3,000.00 based on what is hopefully a 4 day effort and \$1000.00 in material.

if an estimate as opposed to a firm price is not acceptable then i would price the latter a bit higher. anyway thanks for the offer, it looks like an interesting job.