

Tony Plante

From: Tony Plante
Sent: Wednesday, October 12, 2016 4:03 PM
To: TownCouncil
Subject: Emails re. PW/School Transportation Facility
Attachments: Fwd: Undeliverable: Windham Public Works Facility; Fwd: Public Works Facility in Windham

Tracking:	Recipient	Read
	TownCouncil	
	Tim E. Nangle	Read: 10/12/2016 4:05 PM
	David Nadeau	Read: 10/12/2016 4:38 PM

Councilors,

Attached are emails to Councilor Chapman in response to her inquiries to them about the public works/school transportation maintenance facility and ways the overall project cost might be reduced.

We will include these emails and other materials as part of the discussion item at next Tuesday's meeting.

Tony Plante, Town Manager
Town of Windham
8 School Road
Windham, ME 04062

207-892-1907 x1121
207-892-1910 fax
207-233-0806 cell

NOTICE: Under Maine's Freedom of Access Act ("Right to Know" law) documents – including emails – in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

Tony Plante

From: Donna Chapman
Sent: Tuesday, October 11, 2016 6:59 PM
To: Tony Plante
Subject: Fwd: Undeliverable: Windham Public Works Facility

Donna Chapman
Windham Town Council
South District
Chairwoman
Parks and Recreation Committee
Natural Resource Advisory Committee
207-893-8584 Home
207-310-1583 Mobile

Begin forwarded message:

From: <SCaulfield@turnerbuildingscience.com>
Date: October 11, 2016 at 6:57:32 PM EDT
To: Donna Chapman <donnachapman@windhammaine.us>
Subject: Re: Fwd: Undeliverable: Windham Public Works Facility

Donna-

Some thoughts looking at the drawings:

The width of the building at 120' seems like it is more than enough. Buses may require 60' to fully pull them into the structure, but plow trucks should need no more than 40'. I could see shrinking the building down to 100' in width. Taking out 20' (one bay) times the 200' length of the building will remove 4,000 square feet out of the project. At a nominal cost of \$250/sf that should be a reduction of around \$1 million. This will shrink the office/admin end of the building also, but there are redundant conference rooms on the upper level and quite a bit of office space. On the lower level, there is quite a bit of parts storage and an expandable break room for meetings that could likely be handled in the conference room.

On the mechanical plans it shows piping oil and hydraulic fluid to all bays of the garage. I don't see a need for this unless constant work is going on in all bays. We typically see one or two bays designated for repairs and lubrication in these garages, unless there are many vehicles and mechanics in the garage at the same time.

I am not a structural engineer, but the construction of at least the garage area appears like it could be a purchased metal building rather than an engineered structure. If there are entrances to the two levels of the office/admin area is there still a requirement for the elevator? That is a question I would ask.

Those are my thoughts on a cursory review. I understand that those who have been planning this building for a while will have reasons why the decisions were made to arrive at this size building with these components, so some of my comments may not be possible.

Steve

Steven M. Caulfield, PE, CIH
Turner Building Science & Design, LLC
1-800-439-3446 ext. 314

-----Donna Chapman <donnachapman@windhammaine.us> wrote: -----

To: "scaulfield@turnerbuildingscience.com" <scaulfield@turnerbuildingscience.com>

From: Donna Chapman <donnachapman@windhammaine.us>

Date: 10/06/2016 08:28AM

Subject: Fwd: Undeliverable: Windham Public Works Facility

Donna Chapman
Windham Town Council
South District
Chairwoman
Parks and Recreation Committee
Natural Resource Advisory Committee
207-893-8584 Home
207-310-1583 Mobile

Begin forwarded message:

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@windhammaine.us>
Date: October 5, 2016 at 5:37:54 PM EDT
To: <donnachapman@windhammaine.us>
Subject: Undeliverable: Windham Public Works Facility

Delivery has failed to these recipients or groups:

scaulfield@turnerbuildingsscience.com (scaulfield@turnerbuildingsscience.com)

A problem occurred and this message couldn't be delivered. Check to be sure the e-mail address is correct. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: HANSOLO.TOW.local

scaufield@turnerbuildingsscience.com

#554 5.4.4 SMTPSEND.DNS.NonExistentDomain; nonexistent domain ##

Original message headers:

Received: from HANSOLO.TOW.local
([fe80::f48c:3d04:c53a:3519]) by
HanSolo.TOW.local ([fe80::f48c:3d04:c53a:3519%11])
with mapi id
14.03.0319.002; Wed, 5 Oct 2016 17:37:54 -0400
From: Donna Chapman <donnachapman@windhammaine.us>
To: "scaufield@turnerbuildingsscience.com"
<scaufield@turnerbuildingsscience.com>
Subject: Windham Public Works Facility
Thread-Topic: Windham Public Works Facility
Thread-Index: AdIfULqhI0+kyNlqRvKvoNm2bRRqWw==
Date: Wed, 5 Oct 2016 21:37:53 +0000
Message-ID: <997D10AD-8BF5-4213-AD49-1812D22EE80E@town.windham.me.us>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach:
X-MS-TNEF-Correlator:
Content-Type: multipart/alternative;
boundary="_000_997D10AD8BF54213AD491812D22EE80
Etownwindhammeus_"
MIME-Version: 1.0

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

----- Message from Donna Chapman <donnachapman@windhammaine.us> on Wed, 5 Oct 2016
21:37:53 +0000 -----

To: "scaufield@turnerbuildingsscience.com"
<scaufield@turnerbuildingsscience.com>

Subject: Windham Public Works Facility

Hi Steven

To follow up on our conversation, I have provided links to download copies of the schematic design outline specifications and plans for the proposed public works and school transportation maintenance facility:

Outline specifications: <http://windhammaine.us/DocumentCenter/View/2730>

Drawings: <http://windhammaine.us/DocumentCenter/View/2731>

Any thoughts, observations, or ideas you may have would be welcome, we need to get this facility below the 7.3 million price voters rejected.

Please feel free to call Tony [892-1907](tel:892-1907) or myself [893-8584](tel:893-8584) and maybe we can set up a time for another conversation after you've had some time to look these.

Thanks.

Donna

Donna Chapman
Windham Town Council
South District
Chairwoman
Parks and Recreation Committee
Natural Resource Advisory Committee
Windham Economic Development Corporation
[207-893-8584](tel:207-893-8584) Home
[207-310-1583](tel:207-310-1583) Mobile

[attachment "mime-attachment" removed by Steve Caulfield/TTG]

[attachment "ATT00001.htm" removed by Steve Caulfield/TTG]

[attachment "ATT00002.htm" removed by Steve Caulfield/TTG]

Tony Plante

From: Donna Chapman
Sent: Tuesday, October 11, 2016 6:59 PM
To: Tony Plante
Subject: Fwd: Public Works Facility in Windham
Attachments: image002.jpg

Donna Chapman
Windham Town Council
South District
Chairwoman
Parks and Recreation Committee
Natural Resource Advisory Committee
207-893-8584 Home
207-310-1583 Mobile

Begin forwarded message:

From: Donna Chapman <donnachapman@windhammaine.us>
Date: October 10, 2016 at 8:28:37 PM EDT
To: Ellen Angel <eangel@amesmaine.com>
Cc: Donna Chapman <donnachapman@windhammaine.us>, "mpullen@amesmaine.com" <mpullen@amesmaine.com>, "shomer@amesmaine.com" <shomer@amesmaine.com>
Subject: Re: Public Works Facility in Windham

Hi Ellen,

We had an estimate in the pre engineer stage of 7.3 million which was voted down by voters.

Any suggestions on cost reduction or revamped to get it down would be wonderful.

Thank you,

Donna Chapman

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On Oct 7, 2016, at 9:27 AM, "Ellen Angel" <eangel@amesmaine.com> wrote:

Thanks Donna. It was a pleasure speaking with you and we are looking at the drawings now to try and figure this out. Did you get a cost estimate from the consultants at an earlier stage, before this was bid? Or is the cost based on their estimate at the CD stage? Just looking at the RS Means numbers, not to mention our experience, seems like the numbers should be lower as the bigger building tends to bring the square footage costs down. We'll take a deeper look and let you know what we find.

Best regards,
Ellen

Ellen Angel, NCARB, LEED AP

Principal

Maine Licensed Architect

<image002.jpg>

T: 207.974.3028

C: 207.745.0237

F: 207.941.1921

E: eangel@amesmaine.com

128 Broadway
Bangor, ME, 04401

"We keep moving forward opening new doors, and doing new things, because we're curious and curiosity keeps leading us down new paths."
Walt Disney

From: Donna Chapman [<mailto:donnachapman@windhammaine.us>]

Sent: Wednesday, October 05, 2016 5:35 PM

To: eangel@amesmaine.com

Subject: Public Works Facility in Windham

Hi Ellen,

To follow up on our conversation, I have provided links to download copies of the schematic design outline specifications and plans for the proposed public works and school transportation maintenance facility:

Outline

specifications: <http://windhammaine.us/DocumentCenter/View/2730>

Drawings: <http://windhammaine.us/DocumentCenter/View/2731>

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Donna

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