

# DERBY MUNICIPAL PARKING AUTHORITY

## Minutes

(meeting taped)

Workshop: Wednesday January 16, 2013 in the Derby Municipal Parking Garage Office.

Workshop was called to order at 6:00 p.m.

By roll call, members present: Joseph Moore, Delphine Krezel and Anthony Szewczyk. Jack Moran and Richard Bartholomew were excused.

Also present: Parking Authority Director Leo Moscato.

Members walked through the garage during the past week and reviewed the previous studies to draft a list of the identified areas in need of renovation or repair.

- The decking on all levels – replacement including rebar
- Guardrails – sand, prime and paint and replace two sections that are severely corroded
- Elevator –original to the building and may be obsolete in terms of parts or may not last for the term of the loan
- Heat coils in drainage pipes – Currently the water freezes at the drain openings resulting in an overflow. Coils would allow for the system to function as designed
- Painting – the entire structure must be sanded, primed and painted.
- Painting – On the decks, the parking spaces must be relined and the directional arrows, etc. will have to be redone
- Bathrooms – The ceiling could be lowered to conserve heat.
- Office – Repairs to the ceiling must be done due to water leakage
- Facia panels – The mounting brackets must be addressed
- Temporary storage – During reconstruction there will be reusable materials that will have to be placed in storage (i.e. booth, gate, security equipment, signs, etc.)
- Sprinkler system – assess whether there are any reusable components, otherwise replacement
- Electrical system – Conduit and wiring will have to be replaced once deck work is complete
- Stairwells –Repairs needed, the elevator replacement will likely encroach beyond the existing footprint of the unit (Extent of work will be determined by ADA and building code requirements)

Past estimates for deck replacement totaled \$1.5 million and the painting totaled \$250,000. These numbers will have to be adjusted for inflation and additionally, there should be 10% figured in for any possible overrun. The costs for the other work must be estimated. Members asked Mr. Moscato to seek cost estimates for the listed work. They also suggested he speak with the building official to determine necessary ADA and building code requirements and possible cost projections.

Members suggested exploring with Valley Transit a shuttle type service from the Caroline St lot to the garage to accommodate any displaced patrons.

Next meeting set for January 23, 2013 at 6:00 pm Without objection the workshop closed at 6:45 p.m..

Respectfully prepared,

Karen Kemmesies, recording secretary

*"These minutes are subject to the Authority's approval at their next scheduled meeting."*