

AGENDA ITEM SUMMARY
September 25, 2024

Agenda Item B-4
Reconstruction of Mayo Farm Barn

Summary: The Mayo Farm Barn was damaged during a December 2022 windstorm, then suffered further damage, including collapse, while under contract to repair during a December 2023 storm event.

The Mayo Farm Barn was a valuable cold storage space for myriad Town equipment of the Highway Department, Sewer Department and Parks Department. Equipment stored there included at times road graders, excavators, roadside mowers, haw wagon, etc. The road graders which are valued at \$400,000 each with a 25-year life cycle. Being stored undercover has a significant accumulated benefit to their longevity over their serviceable life.

It also included seasonal tire storage from vehicles from all town departments. Stowe Nordic uses the space to store and stage their town-owned grooming equipment and operations for the grooming of Nordic ski trails on and along the rec path. The stage that is installed on the steps of Akeley Memorial Building is also stored there.

Staff solicited bids to replace the Mayo Farm Barn during the summer of 2024 for an in-kind replacement. Results are as follows:

Career Builders Construction	\$146,050
Grafted Builders	\$155,000
Shenk Enterprises	\$179,000

Career Builders Construction, as the lowest qualified bidder is still willing to honor this price and complete the construction before winter.

From preliminary discussions with Historic Preservation, a strong interest was expressed in improving the aesthetic of the building during this process, including using a ship-lap or board and batten siding in lieu of continuing the plywood ‘siding’ that was in place previously and which was included in the subject bid. Consideration was also given to adding sliding bypass barn-style doors on the front to further improve aesthetic, to further protect the stored items from weather and to prevent storm winds from catching the inside of the building. Actual cost for the ship lap siding and doors will have to be negotiated with the Contractor should a Bid Award be made.

Town Plan Impact: N/A

Fiscal Impact: There is currently \$142,732 of unspent funds from insurance settlements and previous allocations for this project. The low bid with a 10% contingency would equal \$160,655. The cost of the ship lap are estimated \$15,000 +/- and the doors are estimated at \$15,000 +/- . Toal project cost is estimated at \$190,655 if ship lap siding and doors are included. The current unallocated balance in the General Fund Capital Reserves is \$1,000,135.

Recommendation: Move to appropriate an additional \$70k from Unallocated Capitol Reserves to supplement the existing available funds for the reconstruction of the Mayo Farm Barn, award the bid to Career Builders and to authorize the Town Manger to negotiate the prices for the ship lap siding/doors and to the sign the Agreement on behalf of the Town, and authorize the Town Manager to apply for a zoning permit.