

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

Board of Finance
Regular Meeting Minutes

Wednesday, June 11, 2025
Town Hall Auditorium 7:00 p.m.

Present: Glenn Patterson, Robert Tuneski, Joseph Filippetti, Bill Sheehan, Josh Kelly, Ron Fedor
Absent: Michael Rocchetti
Elected: Abbas Danesh, Treasurer; Sue Driscoll, RTM
Staff: Kimberly Allen, Director of Finance; Ryan McNamara, Director Recreation & Parks; Dani Gorman, Human Services Administrator; Rebecca Hall, Administrative Assistant Finance Office/BOF Recording Secretary

RECEIVED FOR RECORD
TOWN OF WATERFORD, CT
JUN 11 10:17 AM
TOWN CLERK

1. Establishment of a quorum and call to order

A quorum was established and the Regular Meeting of the Board of Finance was called to order at 7:01p.m. June 11, 2025.

2. Public Comment: none

3. Approval and acceptance of minutes:

Motion by Ron Fedor and seconded by Josh Kelly to approve the minutes of the May 28, 2025 Regular Meeting as presented.

Vote: 6 - 0 - 0

Motion: Passed

4. To consider and act on a request for a FY25 Out-of-Series transfer from the Human Services Administrator, Dani Gorman, in the amount of \$5,000 from line# 10119-48719 (YSB BOE Clerical Stipend) to line# 10119-51110 (Administration).

Motion by Bill Sheehan and seconded by Joseph Filippetti to transfer \$5,000 as follows:

TOWN OF WATERFORD
TRANSFER REQUEST FORM
Out of Series Transfer Request

YOUTH SERVICES
DEPARTMENT

Line No.	Org. Code	Object Code	Object Description	APPROVED Budget Amount	CURRENT Available Budget	ACCOUNT INCREASE	ACCOUNT DECREASE	REVISED Available Budget
1	10119	48719	BOE CLERICAL STIPEND				(5,000)	(5,000)
2	10119	51110	ADMINISTRATION			5,000		5,000
3	10119	44480	SDE STATE GRANT				(14,103)	(14,103)
4	10119	51210	CLERICAL & TECHNICAL			12,000		12,000
5	10119	51110	ADMINISTRATION			2,000		2,000
6	10119	51810	OVERTIME			103		103
						TOTAL	19,103	(19,103)

Explanation

See Attached Memo

Vote: 6 - 0 - 0

Motion: Passed

5. To consider and act on a request for a FY25 Out-of-Series transfer from the Human Services Administrator, Dani Gorman, in the amount of \$14,103.

Motion by Bill Sheehan and seconded by Joseph Filippetti to transfer \$14,103 as follows:

**TOWN OF WATERFORD
TRANSFER REQUEST FORM**
Out of Series Transfer Request

YOUTH SERVICES
DEPARTMENT

Line No.	Org. Code	Object Code	Object Description	APPROVED Budget Amount	CURRENT Available Budget	ACCOUNT INCREASE	ACCOUNT DECREASE	REVISED Available Budget
1	10119	48719	BOE CLERICAL STIPEND				(5,000)	(5,000)
2	10119	51110	ADMINISTRATION			5,000		5,000
3	10119	44480	SDE STATE GRANT				(14,103)	(14,103)
4	10119	51210	CLERICAL & TECHNICAL			12,000		12,000
5	10119	51110	ADMINISTRATION			2,000		2,000
6	10119	51810	OVERTIME			103		103
						TOTAL	19,105	(19,103)

Explanation

See Attached Memo

Vote: 6 – 0 – 0

Motion: Passed

6. To consider and act on a request for a FY25 Out-of-Series Transfer by the Human Services Administrator, Dani Gorman, in the amount \$3,104 to cover unprecedented requests for service.

Motion by Bill Sheehan and seconded by Joseph Filippetti to transfer \$3,104 as follows:

**TOWN OF WATERFORD
TRANSFER REQUEST FORM**
Out of Series Transfer Request

10135
DEPARTMENT

Line No.	Org. Code	Object Code	Object Description	APPROVED Budget Amount	CURRENT Available Budget	ACCOUNT INCREASE	ACCOUNT DECREASE	REVISED Available Budget
1	10135	51810	Overtime	983.00	(197.29)	500		303
2	10135	52080	Auto Maintenance	3,562.00	1,427.83		(500)	928
3	10135	51920	FICA	31,709.00	217.05	2,604		2,821
4	10135	54030	Kitchen Equipment	3,806.00	2,039.59		(2,040)	0
5	10135	54020	Fitness Equipment	3,292.00	3,292.00		(564)	728
						TOTAL	3,104	(3,104)

Explanation

The department has experienced unprecedented requests for service (at record levels which is reflected in our data collection) 1. Seniors are surrendering their licenses thus causing the ridership on our vans to climb - especially with providing transportation to medical appointments precipitating the need for more driver hours. 2. An increase in Meals on Wheels participation for homebound seniors precipitating the need for more MDW drivers. 3. A dramatic increase in social services' cases, especially well-being checks. This has led to the need for staff to do home visits and assist seniors with enrolling in programs. 4. we have also experienced a sharp increase in seniors requesting resources to assist with tax relief and Veterans' programs.

Ron Fedor began discussion by questioning Administrator Gorman about the impact to Senior Services regarding the end of the state's singular bus service. Mrs. Gorman responded saying that Waterford's seniors will not be impacted as the Town's transportation services are very strong and almost all utilize the vans/buses provided.

Bill Sheehan pointed out that in the backup documents provided, the line for Clerical/Technical will be in the "red". Administrator Gorman said there is a memo on the Finance Director's desk to address this in July's board meetings.

Josh Kelly thanked Mrs. Gorman for her presentation and informed the Board he would abstain from voting on this item as he is associated with Meals on Wheels for seniors.

Glenn Patterson asked the Human Services Administrator if she feels that her FY26 projected budget is sufficient to which Mrs. Gorman responded yes.

Vote: 5 – 0 – 1

Abstain: Josh Kelly

Motion: Passed

7. To consider and act on a request from the Director of Recreation & Parks, Ryan McNamara, for a **FY25 Out-of-Series Transfer** in the amount of **\$13,000** to cover an increase for onboarding background checks, hearing tests, unexpected cost with Arnie Holmes Jr. Park and replacement engine for P54.

Motion by Bill Sheehan and **seconded** by Joseph Filippetti to transfer **\$13,000** as follows:

**TOWN OF WATERFORD
TRANSFER REQUEST FORM**
Out of Series Transfer Request

Parks and Recreation
DEPARTMENT

Line No.	Org. Code	Object Code	Object Description	APPROVED Budget Amount	CURRENT Available Budget	ACCOUNT INCREASE	ACCOUNT DECREASE	REVISED Available Budget
1	10137	51110	Administrative	189,263.00	39,916.42		(13,000)	26,916.42
2	10137	52040	Service Contracts and Repairs	5,176.00	344.06	2,000		2,344
4	10137	52420	Maintenance of Property	100,957.00	(3.27)	8,000		7,997
6	10137	53080	Maintenance of Vehicles	74,500.00	14.58	3,000		3,015
					TOTAL	13,000	(13,000)	

Explanation:

Balancing of operational expenses:

Funding can be taken from 10137-51110 (Administrative) due to Assistant Director position delay in hire.

Additional funds needed in Service Contracts and Repairs 10137-52040 for onboarding background checks - deficit due to InfoShred destruction of papers

and Hartford Healthcare and L&M hearing tests.

Additional funds needed in Maintenance of Properties 10137-52420 for supplies and materials to finish seasonal operations - deficit due to unexpected costs associated with Arnie Holmes Jr. Park

Additional funds needed for Maintenance of Vehicles 10137-53080 to finish our season - deficit due to a replacement engine for P54

Ron Fedor requested additional explanation of the onboarding cost from Director McNamara. Mr. McNamara shared with the Board that new laws require any employee over the age of 18 to have a background check by the prospective employer. This change took place after the FY25 budget was presented to the Town. Finance Director Allen added that the vendor, InfoShred, almost doubled their rates so that was an unbudgeted cost incurred by the department. Director McNamara clarified that P54 is a 6-foot mower.

Chairman Patterson asked the Director if he believes the FY26 budget for Recreation & Parks will be sufficient to which Director McNamara stated yes, but potentially, some changes may occur throughout the fiscal year.

Ron Fedor questioned why the temporary fence on Veteran's Field is still being used. He asked because the dangers presented by that fence to the Board in order to obtain the new turf softball field have not changed. Mr. McNamara stated that the Junior Varsity softball team continues to play games there as well as local baseball teams. It is challenging to ravel and unravel the fencing in between activities, as the fence is all one piece. The fence will be coming down in the next few weeks as school activities are ending. The director added that this year, Veteran's field will be utilized for those summer sports displaced by the upgrades to the tennis courts and turf field at the high school.

Robert Tuneski asked about feedback on the new basketball courts from residents as well as Arnie Holmes Jr. Park. The director said they are getting great feedback regarding both newly renovated Town spaces. Ron Fedor questioned who polices Holmes Park. Mr. McNamara said staff members, residents, and police are present throughout the day at all sites to monitor proper use.

Vote: 6 – 0 – 0

Motion: Passed

8. To consider and act on a request from the Director of Finance, Kimberly Allen, for a **FY25 Out-of-Series Transfer** in the amount of **\$2,000** to cover educational costs per union contract and office supplies.

Motion by Bill Sheehan and seconded by Robert Tuneski to transfer \$2,000 as follows:

**TOWN OF WATERFORD
TRANSFER REQUEST FORM**
Out of Series Transfer Request

FINANCE
DEPARTMENT

Line No.	Org. Code	Object Code	Object Description	APPROVED Budget Amount	CURRENT Available Budget	ACCOUNT INCREASE	ACCOUNT DECREASE	REVISED Available Budget
1	10107	52050	DUES, CONFERENCES & EDUC	5,897.00	1,025.00	500		1,525
2	10107	53010	OFFICE SUPPLIES	25,000.00	(998.00)	1,500		502
3	10107	52040	SERVICE CONTRACTS	35,036.00	3,343.67		(2,000)	1,344
				TOTAL		2,000	(2,000)	

Explanation

1 - additional funds needed to cover educational costs per union contract

2 - the cost of office supplies have increased over the cost of the year, causing a deficit

3 - funds are available because changes were made to the town-wide printer contract

Vote: 6 – 0 – 0

Motion: Passed

9. Appoint School Building Committee Representative:

School Building Committee	Robert Tuneski	2/2024 - 6/2024, 7/2024 - 6/2025
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Robert Tuneski stated that he would not be available to attend meetings going forward. The Board discussed possible nominees and found it most fitting that the Board of Finance liaison to the Board of Education (Michael Rocchetti) would be the logical choice for this role.

Motion by Robert Tuneski and seconded by Josh Kelly to appoint Michael Rocchetti as the School Building Committee Representative from the Board of Finance.

Vote: 6 – 0 – 0

Motion: Passed

10. Old Business:

- a. Written responses by Robert Tuneski to the items mentioned in the Public Comment Letter submitted by Ted Olynciw in the May Regular Meeting of the Board of Finance. Mr. Tuneski recommended that the Board read through his responses. They are not intended to refute what Mr. Olynciw stated but rather to compliment his letter. This document is attached to these minutes.

11. New Business:

- a. Town Treasurer, Abbas Danesh presented a financial report to the Board of Finance titled, "3/31/25 Cash Positions – Town of Waterford". This report is attached to these minutes. He pointed out the comparison of the Quarterly Cash Positions between 3/31/24 and 3/31/25. This report will be added to the next Treasurer's Quarterly Report.
Bill Sheehan asked the Director of Finance how much Additional Appropriations from the General Fund contributed to the decrease in the total as presented by the Treasurer. Director Allen said the Town spent down much of the General Fund over the past year. She will present a full report to the Board at the July meeting.
Mr. Danesh also presented a cost analysis to the Town for delaying the build of the new Oswegatchie Fire Station. This report is attached to these minutes. The Board recommended that the cost analysis be shared with the new Director of Fire Services, Christopher Haley. The Treasurer agreed to do so.
- b. Bill Sheehan asked the Director of Finance if the Town's Planning Director position is now vacant. Director Allen said June 13, 2025 is the last day for the Planning Director, Jonathan Mullen per his resignation.
- c. Director Allen informed the Board that if the Town of Waterford is not added to the agenda for the upcoming State of Connecticut meeting on June 27, 2025 regarding the radio towers, bonding may not be available for the nearly \$6 million project. The Town is seeking other possible sources of funding from local banks. Because the State mandates the use of vendor Motorola for this project, the cost of the project has increased significantly. The Town can only bond once per calendar year so this will affect the Radio project as well as the Oswegatchie Fire Station build. This being said, if one project is ready to start, that project will be bonded immediately and the other project will need to wait until January 2026 to begin.

12. Liaison Reports:

- a. Update on the RTM discussion regarding the Proposed Capital Project Pilot Program described in the resolution passed over on last month's BOF agenda.
Chairman Patterson stated that the RTM had passed on the pilot program and will refer the issue to committee. He encouraged everyone on the Board of Finance to send any suggestions regarding the Capital Project approval process to the RTM.
- b. Oswegatchie Fire House Building Committee (OFHBC) – The next Board of Finance Regular Meeting is scheduled for July 16, 2025. Several members informed the Chairman that they will not be in attendance on that date. It was discussed that due to member absences, July is not a good month for the OFHBC to present their final building plans to the Board. Director Allen advised the Board that based on the Town's current board processes, the OFHBC will be placed on the August agendas for Board of Selectman/Finance. Mr. Tuneski advised the BOF to learn as much as possible about the budget and building plan prior to the OFHBC presentation meeting so the discussion will be fruitful. Chairman Patterson queried the Board if they would entertain a special meeting before the RTM meeting in August to hear the OFHBC presentation. All said they would be available in late July. It was agreed that either a BOF Special Meeting or a combined Regular Meeting with the Board of Selectman would be most beneficial.

At the proposed meeting, the Board would simply be making a recommendation to the RTM regarding the build.

13. Correspondence: No comments

14. Adjournment

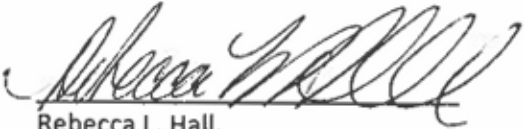
Motion by Bill Sheehan and seconded by Robert Tuneski to adjourn the Regular Meeting of the Board of Finance at 8:05pm.

Vote: 6 – 0 - 0

Motion: Passed

Respectfully submitted,


John (Bill) W. Sheehan,
Clerk of the Board of Finance


Rebecca L. Hall,
Recording Secretary

Attachments:

Robert Tuneski Written Responses to the Public comment Letter from Ted Olynciw
3/31/25 Cash Positions – Town of Waterford
Estimated of Waiting to Build Oswegatchie Fire Station

Estimated of waiting to build Oswegatchie Fire Station

<u>Estimated of waiting to build Oswegatchie Fire Station</u>					<u>2027</u>	<u>2030</u>	<u>2035</u>
					2028	2031	2036
					\$66,950	\$72,100	\$92,700
					2029	2032	2037
					\$68,959	\$74,263	\$95,481
					2030	2033	2038
					\$71,027	\$76,491	\$98,345
					2031	2034	2039
					\$73,158	\$78,786	\$101,296
					2032	2035	2040
					\$75,353	\$81,149	\$104,335
					2033	2036	2041
					\$77,613	\$83,584	\$107,465
					2034	2037	2042
					\$79,942	\$86,091	\$110,689
					2035	2038	2043
					\$82,340	\$88,674	\$114,009
					2036	2039	2044
					\$84,810	\$91,334	\$117,430
					2037	2040	2045
					\$87,355	\$94,074	\$120,952
					2038	2041	2046
					\$89,975	\$96,896	\$124,581
					2039	2042	2047
					\$92,674	\$99,803	\$128,318
					2040	2043	2048
					\$95,455	\$102,797	\$132,168
					2041	2044	2049
					\$98,318	\$105,881	\$136,133
					2042	2045	2050
					\$101,268	\$109,058	\$140,217
						\$1,410,982	\$1,814,119
					\$1,310,197		
					76,128*15=	202,728*15=	451,764*15=
					\$1,141,920	\$3,040,920	\$6,776,460

3/31/2025 CASH POSITIONS - TOWN OF WATERFORD

Date of Position	Financial Institution	General Fund	Capital Non Recurring	Capital Improvement	High School Plus BANS	WPCA	Fleet Manag	Sewer Maint. & Dev	Special Assistance	Insurance Admin Fund	Hammond Mem.	Total \$	% Total
3/31/25 Dodge & Cox Fd		\$ 19,905,514									\$ 111,080	\$ 111,080	0.14%
3/31/25 Fidelity Brokerage		\$ 19,905,514										\$ 19,905,514	25.13%
3/31/25 M&T Bank		\$ 3,739,961				\$ 17,010			\$ 247,852			\$ 4,004,823	5.06%
3/31/25 M&T Bank MM		\$ 44										\$ 44	0.00%
3/31/25 STIF		\$ 20,969,260	\$ 12,366,971	\$ 4,458,979	\$ 1,346	\$ 6,413,810	\$ 3,066,515	\$ 4,015,477		\$ 6,893,814	\$ 61	\$ 55,186,233	69.67%
Totals		\$ 44,614,779	\$ 12,366,971	\$ 4,458,979	\$ 1,346	\$ 6,430,820	\$ 3,066,515	\$ 1,015,477	\$ 247,852	\$ 6,893,814	\$ 111,141	\$ 79,207,694	100.00%

The Balances Do not reflect "Due To" for the various accounts

Wells Fargo Balances - Managed by Fiduciary Advisors
(Under Control of Finance Director and Commissions)

OP&B Fund	\$ 15,876,092
Pension Fund	\$ 485,079

Hammond Mem. Amount of \$15,000 distributed in Oct per request by Eugene O'Neill Theater Center

QTLY CASH POSITIONS - YEAR OVER YEAR - TOWN OF WATERFORD

3/31/20	\$ 37,987,343	\$ 12,040,790	\$ 2,287,187	\$ 1,178	\$ 4,230,104	\$ 2,356,050	\$ 475,313	\$ 264,297	\$ 7,746,282	\$ 110,354	\$ 67,500,898
3/31/21	\$ 43,796,901	\$ 8,919,648	\$ 2,343,275	\$ 1,180	\$ 1,815,767	\$ 2,811,116	\$ 555,866	\$ 642,933	\$ 8,537,995	\$ 137,870	\$ 69,562,551
3/31/22	\$ 47,959,915	\$ 10,059,433	\$ 5,862,453	\$ 1,181	\$ 4,243,493	\$ 3,232,624	\$ 370,107	\$ 27,139	\$ 9,012,421	\$ 132,310	\$ 80,901,076
3/31/23	\$ 54,692,835	\$ 10,818,404	\$ 4,492,401	\$ 1,214	\$ 4,910,378	\$ 3,605,611	\$ 761,858	\$ 13,667	\$ 9,215,468	\$ 115,360	\$ 88,627,196
3/31/24	\$ 51,816,948	\$ 11,546,041	\$ 4,142,826	\$ 1,280	\$ 6,380,489	\$ 4,292,513	\$ 756,684	\$ 124,416	\$ 8,561,095	\$ 116,771	\$ 87,739,063
3/31/25	\$ 44,614,779	\$ 12,366,971	\$ 4,458,979	\$ 1,346	\$ 6,430,820	\$ 3,066,515	\$ 1,015,477	\$ 247,852	\$ 6,893,814	\$ 111,141	\$ 79,207,694

June 9, 2025

To: Board of Finance

From: R Tuneski

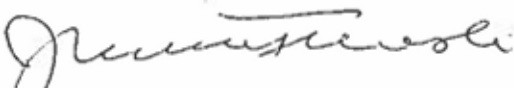
Re: Correspondence from T. Olynciw, dated May 25, 2025, Re: Public Comment on the OSW Bonding Resolution

Dear Board Members,

At the May 2025 Board of Finance meeting, Mr. Ted Olynciw (RTM and Oswegatchie Fire Station Building Committee member) submitted a multiple page letter listing his concerns regarding the potential request to approve 12,000,000 in bonding, wherein he cited that securing bonding "based only on a budget is not sound financial planning". Attached to the subject correspondence was his "Assignee Report of the Oswegatchie Fire House Building Committee".

The purpose of this letter is to address the concerns listed by Mr. Olynciw in his Assignee Report, for the sake of the BOF record.

Respectfully



Robert Tuneski

Chairman

Oswegatchie Building Committee

1. It is true that the committee has never voted on a motion to request funding or bonding from the Town for this project.
 - a. The original plan, as noted in Mr. Olynciw's Report, was to secure an actual bid from a builder and use that information, as it was deemed the most accurate and best available. After voting to proceed that way, the committee was corrected by the Director of Finance who indicated that by Town procedure a bonding resolution must be approved prior to securing any construction bids. The same was done for the Public Works Building.
 - b. Again, the building committee was incorrect in pursuing actual bids and was so told and redirected by the Director of Finance.
 - c. What was reported at the May 6th meeting was the change in plans as dictated by the Director of Finance. The bonding resolution was therefore based upon the initial, and at the time the best available cost estimate, to which a 20% contingency was added for soft costs. The latter was identified by both the Architect and the Project Manager as a standard practice.
2. Fire Services Review Special Committee
 - a. Correct information.
 - b. Correct information, although it was a "charge" not a "mission"
 - c. This is not true, and the premise is incorrect. The charge did not specifically address the needs for all 5 fire houses but focused on Fire Services. The *Fire Services Ad Hoc Committee Interim Report* was issued by the Fire Services Ad Hoc Committee in January and acted upon by the RTM at the Feb 6th, 2023 meeting. The report addressed the most urgent issue before the committee, the treatment of the Oswegatchie Fire Station. The report recommended that "the Oswegatchie Fire Station be replaced with a new structure". Upon receipt of the report, the RTM voted unanimously to form the Oswegatchie Building Committee for the purpose of designing the new station. The underlying reasons for the late completion of the final report include the late identification of members and assembly of the committee, changes in committee personnel, expansion of the scope, and the departure of the previous Director of Fire Services. The report, approximately 50+ pages and is under final review.
 - d. The decision to form a building committee preceded the 8/7/23 RTM meeting referred to by Mr. Olynciw. The formation of the building committee occurred at the Feb 6th, 2023, RTM meeting. Nowhere in the minutes from that meeting is there a condition to issue a final report as a predicate for forming the building committee.

3. The RTM decided to form the Oswegatchie Building Committee on the strength of the Interim Report submitted to them in January 2023. It was further noted the recommendation to rebuild the Fire Station was independent of the findings of the balance of the report.
4. The original intent of the wording was to permit the use of existing funding to continue with necessary repairs to the building, to keep it operational, as the building committee process proceeded. Via friendly amendment at the Feb 6th RTM meeting, the language was clarified by adding "repaired or" before the word "replaced". This has been repeatedly interpreted by Town's attorney as authorizing the committee to authorize and fund emergent repairs to keep the building operational.
5. The information that was provided in 2023 has shown to be incorrect, as indicated by Jonathan Mullen. In fact, since 2016 when the State forecasted the decline, the population has outperformed the predictions and is growing. This information was also clarified at the May BOF meeting as the Planning Director was coincidentally at the meeting. Additional future considerations cited by the Planning Director included the potential data center, Crystal Mall updates, and additional growth of EB in the area.
6. The cost of building the 3rd bay is approximately \$410,000 if completed during the new construction of the building. If added in 10 years, it was forecasted to cost \$1.5-2.0 M
 - a. Originally 4 bays were requested by the Director of Fire Services. Via the building committee process the number was reduced to 3 bays, which is the current requirement for the building, not 2 bays as suggested. The need for 3 bays was since been confirmed by the new Director of Fire Services.
 - b. This is incorrect. The following limited space is available at each fire station:
 - i. Company 1- one small bay
 - ii. Company 2- one small bay
 - iii. Company 3- no available bays
 - iv. Company 4- no available bays
 - v. Company 5- one small bay and one large bay
 - vi. Total number of bays available: 3 small and 1 large bays
 - c. Cannot comment on this as I do not recall any conversations about new vehicles during the building committee meetings. I can attest to the

observation that Director Howley routinely reminded BOF members of his need for a new higher reaching ladder truck, often referring to the \$1M+ cost.

- d. The existing structure is two stories and approximately 13,640 sq. ft. The newly proposed building is a 10,121 sq. ft. single-story building with a small mezzanine.
 - e. No comment.
7. The items proposed in the building are not luxuries, but in fact more currently adopted features in contemporary fire station design providing cost efficiency, durability, and improvements in overall performance (What's New in Fire Department Apparatus Bay Design and Technology, *Fire Rescue 1*, August 14, 2019).
- a. Radiant heated floor slabs- Radiant floors are more expensive than standard floors, as noted. And a more detailed cost comparison of the heating methods has been requested from the Building Committee's Construction Project Manager. Although more expensive, radiant heated floor slabs are more efficient, provide more evenly distributed heat, retain heat more than forced hot air which is important during door openings in the winter, and are less prone to failure and repair. It has also been noted in trade publications that proper heating of the bays contributes to vehicle longevity. Overall radiant floors are higher efficiency with lower long-term costs.
 - b. The cost of the BI-folding doors are \$30K each vice \$10k each for roll-ups, for a comparative total of \$90K to \$30K. Bi-fold doors are a more cost effective and easier to maintain solution to which are cheaper to operate and maintain in out years. In addition to being cost effective, they afford the following features: greater visibility, faster opening time (2-3 times faster), can be easily manually opened in case of mechanical failure, and are more reliable than roll-up doors. Overall, they are more energy efficient and durable than roll-up doors.
8. This cost is not uncommonly incurred during building construction. The cost of excavation and removal of soil is part of the costs being tracked by the project manager.
9. The determination of whether the traffic light must be relocated has not been fully adjudicated as of issue of this letter. Since the building has drive through bays and the traffic line of sight can be improved by trimming trees, the relocation of the existing light or the need of any light It is under evaluation by the Chief

Balestracci. Although a decision has not been made, the potential relocation of the light is being carried as a potential cost.