



**BOARD MEETING REVIEW**

October 8, 2025

**Town of Manlius**

Additions/Reno to  
the Highway  
Garage



**Town of Manlius  
Additions & Renovations to  
the Highway Garage**

**October 8, 2025,  
Board Meeting Report**

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October 8, 2025

Town Board  
Town of Manlius  
301 Brooklea Drive  
Fayetteville, New York 13066

RE: **Additions & Renovations to Highway Garage  
Board Meeting Report- October 8, 2025**

Dear Board Members:

Attached please find the CHA Bi-Weekly Project Report as of October 8, 2025, for the Additions & Renovations to the Highway Garage Project.

If you have any questions or wish to discuss the contents of the report and the status of the project, please feel free to contact me at your convenience.

Very Truly Yours,  
**CHA Consulting Inc.**

*Gregg Grates*

Gregg Grates, PMP  
Project Executive

CC: J Trasher  
CHA File



### **Project Team**

*Owner:* Town of Manlius

*Architect:* Schopfer Architects LLP  
1111 James Street  
Syracuse, NY 13203

*Town of Manlius PM Representative:* CHA Consulting, Inc.  
*Gregg Grates, PMP*  
*Project Executive*

### **Project Executive Board Meeting Summary**

Since the Project Start in May 2025, the overall construction is currently on schedule with daily contractor coordination meetings administered by CHA to maintain progress and identify any issues in addition to bi-weekly Project Meetings with substantial completion of the building on/about December 2025 and Final completion 2/1/26.

The project has encountered 2 issues to date; the first significant ground water was identified during the garage & office addition excavations. This was reviewed and upon direction by the Schopfer team a resolution was developed, and work proceeded. The second issue was the relocation of the existing water mains to the building which were discovered to be in the foundation footing area. This issue has also been resolved, and the mains have been relocated in addition to a new curb box shutoff installed to replace the original shutoff that had significant deterioration. In addition to the past 2 issues which have been resolved & completed there is currently an issue with the existing gas service pressure required to energize the newly installed generator. We are currently working with National Grid to increase the pressure on the existing service to the required pressure per Cummings. We hope to have this resolved within the next 30 days pending Grids expediting this work.



## **Additions & Renovations to the Highway Garage Board Meeting Progress Update [October 8, 2025]**

### **Design / Construction Progress:**

#### ***Current Progress Bi-weekly Update as of October 8, 2025:***

- *Garage Masonry is approx. 90% completed should be finished by 10/17/25*
- *Office Addition walls & roof sheathing are approx. 90%*
- *Drainage swale work is completed and working properly.*
- *Garage roofing, siding & insulation has started and will be completed by early November.*
- *New Generator is waiting for an additional gas pressure increase by National Grid.*
- *MEP rough in at the office addition to begin within the next 2 weeks.*
  
- **Upcoming Milestones / Anticipated Work:**
  - *New Pre-engineered metal building garage walls & roof to be dried in and in slab heating to begin by 11/1*
  - *Framing of the office addition to be completed by 10/17 with exterior siding & masonry veneer to begin on/about 11/1/25.*
  
- **Unresolved Issues / Key Decisions Needed:**
  - *National Grid Generator Gas Pressure Increase*
  
- **Challenges to schedule:**
  - *Metal wall panel delivery by Kingspan approximately 6-8 weeks for delivery, currently on track.*









