



# Annual Town Meeting

## SPECIAL ARTICLE REQUEST – CAPITAL EXPENSE

Budget Year  
**FY 24**

*This form is intended for use with capital article submissions ≥ \$25,000 with a lifespan of 5+ years. For major building projects, please consult the Town Administrator.*

***Please complete this form in its entirety! Initial Submission due November 1***

Department: CWF Submitted by: Chelsey Little

Item/Project Cost: \$25,000 Date Prepared: 11/01/2022

Item/Project Title: Facility RTV w/Plow and Salt Spreader

### Proposed Article Wording:

To see if the town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$25,000** or any other amount for the purpose of purchasing a **Rough Terrain Vehicle (RTV) w/ Plow and Sander Attachments**, or pass any vote or votes in relation thereto.

### Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

John Deer Gator Work Series (option 1)  
Kubota Diesel RTV (option 2)

*Enter response*

Have you received an estimate as a basis for cost? (yes/no)

Not official/online only

- *If yes, please attach estimate*

Are grant or other funds available to offset cost? (yes/no)

no

Is there a lease option for this expense? (yes/no)

yes

Will this item or project replace old equipment? (yes/no)

yes

If replacement, estimate surplus value:

\$0

Will it create other ongoing costs or savings? (yes/no)

no

Why is it essential that the Town makes this investment now?

The facility is split between two buildings, requiring the moving of parts/supplies/equipment etc back and forth between the admin end and the operations end. (Approx 900+ft) A golf cart was used to help staff move these items but has since become inefficient and recently experienced an electrical fire in the components. A utility vehicle would provide greater storage and transport ability in order to facilitate the many projects and daily operations of the facility.

The plow and sander attachments would assist in plowing and maintaining the many feet of sidewalks, driveways, walkways, etc that are at the facility.

Relative Priority

Your assessment of how important this is to the Town at the present time.

Critical Importance

Highly Important

Moderately Important

If submitting more than one request, where does this stand as a priority relative to the others you are submitting?

First

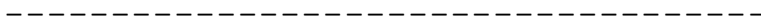
Second

Third

Fourth or Lower

Comments:

Staff currently must use a loader, or a small dolly, to physically walk parts and equipment to the other end of the facility, causing delays in productivity. This equipment was already a delayed request from last year due to other priorities.



Final recommendation of Capital Improvements Committee:

X Support

O Not Support

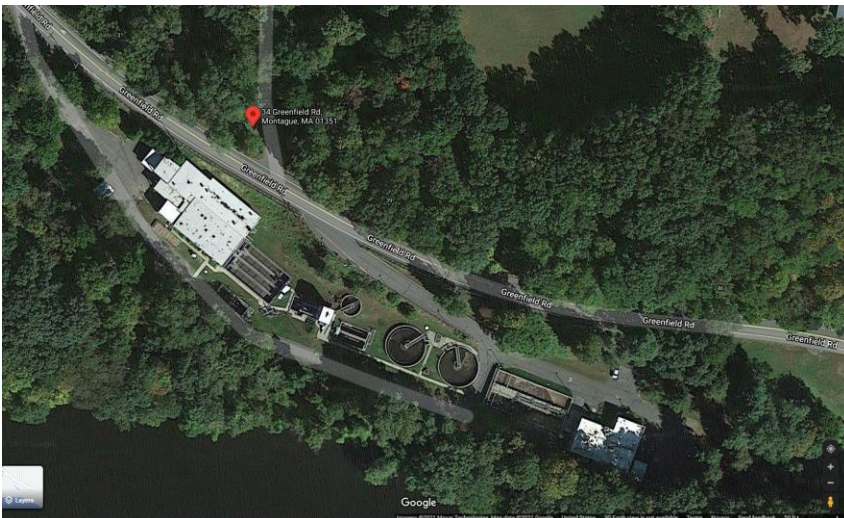
Comments on Recommendation:

# Photos/Diagrams

## Current Golf Cart



## Satellite Image of Facility



John Deere Gator



Kubota RTV





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Budget Year  
**FY 24**

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Department: CWF Submitted by: Chelsey Little

Item/Project Cost: \$264,000 Date Prepared: 11/01/2022 (updated 2/09/2023)

Item/Project Title: Septage Receiving Station Upgrade

### Proposed Article Wording:

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$264,000**, or any other amount, for the purpose of **upgrading the current septage station** including any and all incidental and related costs, or pass any vote or votes in relation thereto.

### Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

Septage Receiving Station: \$210,000 (see quotes section)  
Dry Pit Pump, Valve, Pipe Replacement, Concrete: \$30,000  
Crane Rental: \$2,000  
Conduit/Electrical Work: \$8,000  
Contingency 5%: 12,500  
FRCOG Procurement Assistance: \$1,500

*Enter response*

Have you received an estimate as a basis for cost? (yes/no)

yes

- If yes, please attach estimate

Are grant or other funds available to offset cost? (yes/no)

no

Is there a lease option for this expense? (yes/no)

no

Will this item or project replace old equipment? (yes/no)

yes

If replacement, estimate surplus value:

**No value, outdated equipment**

Will it create other ongoing costs or savings? (yes/no)

no

Why is it essential that the Town makes this investment now?

The facility generates a large percentage of revenue from septage services and is past due for an upgrade. If the current system fails, (which it did temporarily last year) there would be a drastic loss in revenue, which would in turn increase sewer user rates. The current station is not set up to monitor pH as required per MGL, and does not have an automated system for accurately tracking and monitoring haulers and their discharges. With an Industrial Pretreatment program audited by EPA, and recent emerging concerns with chemicals such as PFAS, the ability to accurately monitor and sample/test haulers and their loads is important to protect the quality of sludge the facility produces.

Relative Priority

Your assessment of the how important this is to the Town at the present time.

Critical Importance

Highly Important



Moderately Important

If submitting more than one request, where does this stand as a priority relative to the others you are submitting?

First



Second

Third

Fourth or Lower

Comments:

Requesting use of retained earnings.

NOTE: Staff will be acting as General Contractors: bypass pumping, demoing and removing any structures and equipment currently in use, increasing the concrete pad that the station sits on, repairing/installing the pumps, valves, and piping in the dry pit, running conduit, running wiring, trenching, coordinating with vendors, etc.

Final recommendation of Capital Improvements Committee:

X Support

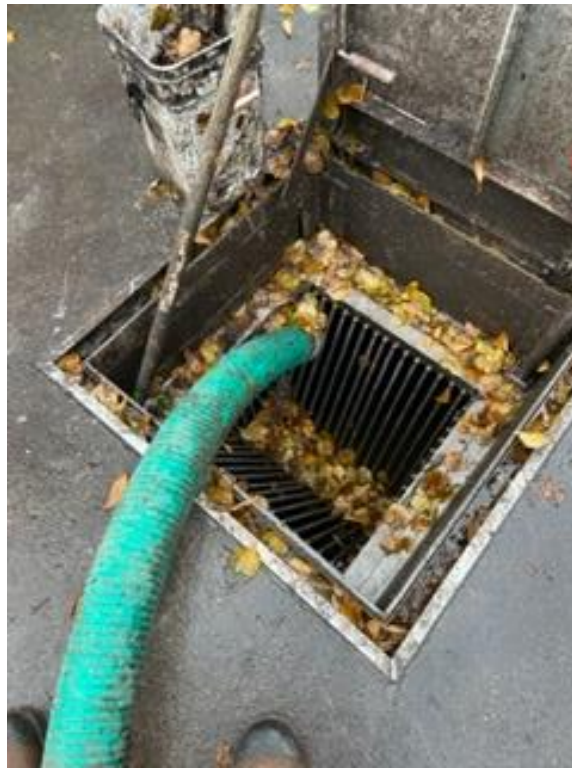
Not Support

Comments on Recommendation:

[Empty text box for comments on recommendation]

## Supporting Photos/Diagrams

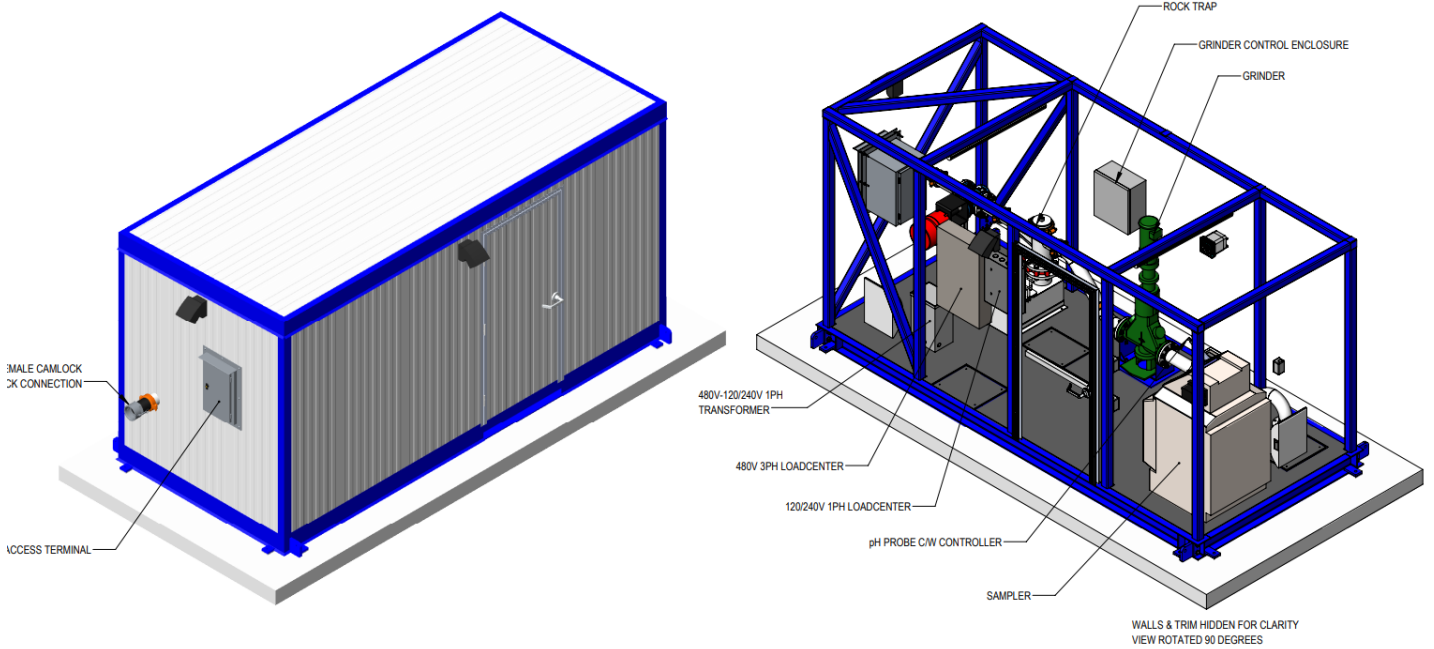
### Current Receiving Station Manual Screen Only



### Current Dry Pit Diaphragm Pump, Check Valves



### New Proposed Station





## Quote(s)

**Flowpoint Environmental Systems Inc.**

191 University Blvd #467

Denver, CO 80206-4613

USA

Phone: (877) 655-5585

Fax: (888) 655-5588

Email: sales@flowpointsystems.com

**PRICE QUOTATION**

Quotation Number: 0321-S-0282

Quotation Date: 2022-09-23

**Expiration Date: 2022-11-30**

Ship Via: INCLUDED

FOB: FOB FACTORY

Sales Person: JAY MORRISON

Terms: NET 30 DAYS

**To: TOWN OF MONTAGUE**

1 AVENUE A

MONTAGUE, MA 01376

Attn:CHELSEY LITTLE

Line	Part No	Description	Quantity	Rate	Extended
1	KITIMAT SRS-4"	4" SEWAGE GENERAL INCLUDES: 106" X 202" X 102" TALL INSULATED ENCLOSURE THAT C/W 4" ACTUATED PLUG VALVE, 4" MAGNETIC FLOW METER, 316SS PIPING,(1) INTERIOR AND (1) EXTERIOR LED LIGHTING, AND (2) 1500 WATT HEATERS.	1.00	-	-
2	CONTROLS-TW-AL-PR	ACCESS TERMINAL C/W PRINTER 20" WIDE X 22" TALL X 16" DEEP NEMA 3R POWDERCOATED ALUMINUM INCLUDES ALLEN BRADLEY PLC AND FLOWPOINT STAINLESS STEEL KEYPAD THROUGH WALL MOUNT	1.00	-	-
3	ROCK TRAP-4"	4" ROCK TRAP ASSEMBLY	1.00	-	-
4	INLINE GRINDER-4"	INTEGRATED INLINE GRINDER AND CONTROLS PACKAGE-4"	1.00	-	-
5	PH-RETRACTABLE	ONLINE PH ANALYTICAL CONTROL PACKAGE	1.00	-	-
6	FREIGHT-US	FREIGHT-US	1.00	-	-
7	ONSITE STARTUP	ONE DAY ONSITE STARTUP	1.00	-	-
<b>ALL PRICES ARE IN US DOLLARS</b>				<b>Quotation Total:</b>	<b>\$198,627.96</b>

**This is a quotation on the goods named, and is subject to the following conditions:**

- Taxes are not included.
- All Shop Drawing Submittals and O&M Manuals are in Electronic Form (PDF) only. Hard copies, binding, and printing costs are by others
- Payment Terms: 20% on approval of shop drawings, 80% on delivery of goods.
- FOB Factory means the Owner is responsible for the station during freight (including, but not limited to any damage to unit during freight and all shipping charges)
- Start Up services require: 1. Minimum 3 weeks notice to book 2. Completion of Start-up readiness checklist.

**In lieu of a formal purchase order commitment, to accept this quotation as your purchase order please sign below.**

Name

Position

Signature

Date

## Re: CIC follow-up Questions

Chelsey Little <WPCF.SUPT@montague-ma.gov>

Thu 2/9/2023 11:23 AM

To: Assistant Town Administrator <Assistant.TownAdmin@montague-ma.gov>

📎 1 attachments (841 KB)

FY24 SA Request\_Capital\_CWF\_SeptageStation.pdf;

Hope this helps! I added an updated request for CIC

### 1. Generator-

- a. did you hear back from your generator contact about sourcing a used generator? I am eager to bid this out. **No, I have reached out to him again to see if hes heard anything, but not as of today**
- b. Do you want to update the Sewer Commissioners about the used vs new pivot? **I thought about potentially adding to the agenda, I can have Wendy add it to the one I submitted last night**

### 2. The CIC met yesterday and they have some questions about the septage station ATM proposal

- a. Will this increase the amount of septage that the facility receive/will it increase or sustain revenues?  
**It will not increase the amount of septage received, we anticipate receiving the same amount regardless, but it will sustain our ability to take in septage and more accurately measure the amount we get as it will have a flow meter attached to all discharges (which we do not have currently.)**
- b. It was noted that there are no engineering costs for the project. Will bid specs need to be developed? Will engineered be required at any step?  
**Engineering is not required, as the equipment is a "plug and play" style station. We will merely seat the station on top of the current tank's access port.**
- c. Can you clarify what work the CWF staff will do (i.e. site work, pad, etc)  
**Staff will be acting as Genral Contractors: bypass pumping, demoing and removing any structures and equipment currently in use, increasing the concrete pad that the station sits on, repairing/installing the pumps, valves, and piping in the dry pit, running conduit, running wiring, trenching, coordinating with vendors, etc.**
- d. Are there any electrical costs that we should anticipate?  
**Those are included with staff time/labor. A third-party electrician is not required**
- e. Do you want to consider a bigger contingency to address unknowns?  
**Seeing how projects have gone with the markets/economy lately, yes, I believe having a contingency is appropriate. However, I wouldn't anticipate any major contingency, 5%, \$12,500. I have attached updated request**
- f. Do you think we should factor in \$1,500 to hire FRCOG for procurement of the station  
**Yes, as we have many complex projects occurring at the same time, it would make sense to utilize the FRCOG to assist with procuring the station. It looks like just a 30B, so should be relatively straightforward.**

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**From:** Assistant Town Administrator <Assistant.TownAdmin@montague-ma.gov>

**Sent:** Thursday, February 9, 2023 9:48 AM

**To:** Chelsey Little <WPCF.SUPT@montague-ma.gov>

**Subject:** CIC follow-up Questions

Hi Chelsey,

I was hoping to touch base on a couple of things. Please call me when you get chance or respond to my questions via email (whatever is easier for you)

1. Generator-

- a. did you hear back from your generator contact about sourcing a used generator? I am eager to bid this out.
- b. Do you want to update the Sewer Commissioners about the used vs new pivot?

2. The CIC met yesterday and they have some questions about the septage station ATM proposal

- a. Will this increase the amount of septage that the facility receive/will it increase or sustain revenues?
- b. It was noted that there are no engineering costs for the project. Will bid specs need to be developed? Will engineered be required at any step?
- c. Can you clarify what work the CWF staff will do (i.e. site work, pad, etc)
- d. Are there any electrical costs that we should anticipate?
- e. Do you want to consider a bigger contingency to address unknowns?
- f. Do you think we should factor in \$1,500 to hire FRCOG for procurement of the station

Walter

Walter Ramsey, AICP | Montague Assistant Town Administrator | (413) 863-3200 x 126 | [assistant.townadmin@montague-ma.gov](mailto:assistant.townadmin@montague-ma.gov)



### Annual Town Meeting

## SPECIAL ARTICLE REQUEST – CAPITAL EXPENSE

Budget Year  
**FY 24**

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***Please complete this form in its entirety! Initial Submission due November 1***

Department: CWF Submitted by: Chelsey Little

Item/Project Cost: \$90,279-113,419 (see notes) Date Prepared: 2/14/2023

Item/Project Title: Operations Building Boiler Replacement

#### Proposed Article Wording:

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$113,419**, or any other amount, for the purpose of **upgrading and replacing the fuel oil boiler to a pellet heat boiler** including any and all incidental and related costs, or pass any vote or votes in relation thereto.

#### Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

Option #1: (WITH exterior pellet silo) Boilersx2,installation, delivery, licensed electrician: \$102,018

Option #2: (WITHOUT exterior silo) Boilersx2,installation, delivery, licensed electrician: \$79,980

Facility in house labor, materials, for extending/walling off boiler room: \$6,000

Contingency 5% of Option #1: \$5,401

Contingency 5% of Option #2: \$4,299

*Enter response*

Have you received an estimate as a basis for cost? (yes/no)

**yes**

- *If yes, please attach estimate*

Are grant or other funds available to offset cost? (yes/no)

**yes**

Is there a lease option for this expense? (yes/no)

**no**

Will this item or project replace old equipment? (yes/no)

**yes**

If replacement, estimate surplus value:

**No value, outdated equipment**

Will it create other ongoing costs or savings? (yes/no)

Yes

Why is it essential that the Town makes this investment now?

The operation building's 1980 fuel oil boiler is in desperate need of replacement. During the recent severe cold temperatures experienced, the boiler struggled to work properly. The Turners Falls Fire Dept has been called to the facility several times due to black smoke. It continues to have issues beyond normal maintenance and repair, and it is recommended to be replaced before the next heating season. All of the pipes that feed into the facility come through the operations building and need to be temperature controlled, along with many pieces of delicate equipment, motor controls, etc.

The facility would like to replace the fuel oil burner with a renewable energy source, and thus chose to use wood pellet heat. Along with reducing the carbon footprint, it is expected to save the facility on the cost of oil, with an equivalent Btus savings of approximately \$12,915 per year.

The wood pellet system will also allow for the future expansion of heat into a large section of the operations building that is currently heated by an electric heater. Although the electric heater has not been officially metered, it is estimated to use a significant amount of electricity to heat a large open space, often exposed to the outdoors. Tying into the wood pellet system will reduce the additional cost of electricity experienced in this room.

Relative Priority

Your assessment of the how important this is to the Town at the present time.

Critical Importance



Highly Important

O

Moderately Important

O

If submitting more than one request, where does this stand as a priority relative to the others you are submitting?

First



Second

O

Third

O

Fourth or Lower

O

Comments:

Several funding options potentially available to offset the cost through green communities and state initiatives for renewable energy projects.

Final recommendation of Capital Improvements Committee:

X Support

O Not Support

Comments on Recommendation:

[Empty box for comments on recommendation]

## Supporting Photos/Diagrams





**QUOTE #368**

**SENT ON:**  
Feb 10, 2023

**RECIPIENT:**  
**Chelsey Little**  
34 Greenfield Road  
Montague, Massachusetts 01351

302 Orford Road  
PO Box 152  
Lyme, New Hampshire 03768

Phone: 603-359-8837  
Email: lghboilers@gmail.com  
Website: www.lymegreenheat.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
PES56ASME Assembly	56Kw Vacuum Boiler 191000 BTU each	2	\$23,674.00	\$47,348.00
Brock 25 ton silo 45-00906 with 60 degree hopper	9 foot round, 6 ring, 25 ton with spring lock lid, 40 degree roof, Hydrosield weather gaurd, Access plus hopper access, Digital Weight-matic scale system load cells, automatic boot slide actuator to close boot on empty bin.	1	\$31,670.00	\$31,670.00
BOM 36/56	parts required for the installation of a 36/56 boiler	2	\$2,100.00	\$4,200.00
Installation Labor	Delivery and placement of equipment, installation labor, removal of old system/tank, Internet connection to new boiler and commissioning of new systems.	1	\$14,000.00	\$14,000.00*
Licensed Electrician	Licensed Electrician to connect all power for the installation, include permitting by electrician	1	\$4,800.00	\$4,800.00
				Not included
KGT2626 (would need a 20 x 20 indoor space for these)	FleXILO Compact 9.0 ton -- Includes Bag, Leg Kit, Fill Unit, Cam, & Dust Cover	2	\$4,528.13	\$9,056.26
				Not included
MESys External Fill Connection Kit - Single	MESys External Fill Connection Kit - Single	1	\$575.00	\$575.00



**QUOTE #368**

**SENT ON:**  
Feb 10, 2023

**Total** **\$102,018.00**

\* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.



# Town of Montague

Clean Water Facility  
34 Greenfield Road  
Montague, MA 01351-9522

(413) 773-8865  
FAX:(413) 774-6231

March 6, 2023

## **CIC Follow up Memo to Meeting Held 2/22/2023 CWF Boiler Replacement Project Request**

### **1. Potential auger clogging issues/fire concerns?**

Per the manufacturer: There are no reasons for pellets to clog or plug. I want to make sure that the members realize that these systems are not pellet stoves..... the only similarity is that they use pellets for fuel. Please share our website and the website of Maine Energy Systems so they can get a better understanding of how they function. We do not have issues with clogging, the system uses vacuum to move the pellets and this is a proven way to avoid any issues. The fuel storage and the boilers are separated by many safety devices including separating the fuel from the flame.

### **2. State Bid or bulk delivery program for purchasing, any supply issues?**

Per FRCOG: we have looked into and been unable to find a good source for pellets as a collective. Prices are volatile and the delivery methods for the different places (bags, silos, etc) are disparate and not conducive to group purchasing.

I can tell you that Sandri delivers pellets to our large silo here at the Olver Building.

### **3. Hydrogen sulfide potential issues with new units?**

We will have a small room, similar to the current boiler room, that will have proper air exchange to protect the units from hydrogen sulfides.

From the manufacturer: We do install outside combustion air directly to the burners, this should mean that we are using no air created inside the building for combustion.

### **4. Warranty info for the system**

Per the manufacturer: The boilers have a 30 year warranty on the vessel, the steel body that holds the water and heat exchangers. The rest of the boiler is covered by a 6000 hour run time warranty.

### **5. Expected life of the system**

Per the manufacturer: With a 30 year warranty on the vessel, the boilers are expected to last at least that long. We have boilers that have been operating over 80,000 hours for 12 years.



## **6. Servicing information**

From the manufacturer: We do service on everything in the system. We have a service plan for commercial buildings that incorporates the recommended service by the manufacturer. We will do an annual cleaning of the system at the end of the heating season. Typically this is April-June. This is complete, through the boiler cleaning, vacuuming and testing. We check for visual issues as well as we test the functions of the boilers, sensors etc. Removal of the ash produced is critical because the ash will turn to concrete with high humidity. While the boiler is running the ash is moving and the heat keeps this at bay, but we do not want the ash to sit in the boiler thru the summer months. We will also do a mid season cleaning, January, to make sure the boilers are operating as they should during times of high use. This warranty also will give a 15% discount on parts and labor on out of warranty work.

## **7. Minisplit/heat pumps option viability update**

Per Wright-Pierce engineering firm: The headworks section of the facility requires explosion proof equipment. Unfortunately, heat pumps and mini split units do not come rated for this space. We do not recommend installing heat pumps and mini split units in the Headworks Room.

Per Arctic Refrigeration: stated corrosion issues would be a problem with hydrogen sulfides for the units, does not recommend using them in our application as a wastewater treatment facility. (Confirmed via phone call.)

## **8. Silo vs bulk containers**

After investigation, unable to secure a space 20'x20' in the building, would need to have an exterior silo. Corrosion should be minimal/normal, as exterior has constant fresh air exchange.

## **9. Replace in-kind info/quote for fuel oil boiler**

Jamrog on site 3/03/23 to quote replace in kind (hoping to have quote by CIC meeting)  
Stated on site that the chimney would need to get re-lined, and availability of these units limited due to supply chain issues.

## **10. New potential grant opportunity through USDA**

USDA Forrest Service-grant program for wood innovation projects-deadline for application March 23, 2023

<https://www.usda.gov/media/press-releases/2023/01/31/usda-forest-service-accepting-grant-applications-wood-innovations>



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Budget Year  
**FY 24**

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***Please complete this form in its entirety! Initial Submission due November 1***

Department: MONTAGUE DPW Submitted by: Tom Bergeron

Item/Project Cost: \$100,000 Date Prepared: October 13,2022

Item/Project Title: Discretionary Fund

**Proposed Article Wording:**

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$100,000**, or any other amount, for the purpose of <<funding large repairs or the purchase of new or used equipment >>, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

**Detailed Description for Background Materials:** *(Provide a full description of the item or service. Use attachments as needed.)*

This account address unforeseen expenditures where timeliness is important, It is not possible to secure town meeting appropriation, and the magnitude of such expenditures would quickly exhaust the Finance Committee reserve fund. \$100,000 is requested by the DPW. Sum of this purchases we made with this years funds have been, Hi Tec computers to scan the trucks for problems, a Zero turn lawn mower.

*Enter response*

**Have you received an estimate as a basis for cost? (yes/no)**

**NO**

- *If yes, please attach estimate*

**Are grant or other funds available to offset cost? (yes/no)**

**NO**

**Is there a lease option for this expense? (yes/no)**

**NO**

**Will this item or project replace old equipment? (yes/no)**

**Yes it could**

If replacement, estimate surplus value:

Will it create other ongoing costs or savings? (yes/no)

**Why is it essential that the Town makes this investment now?**

*Make your argument for why this project is necessary and timely*  
*This account will help keep our equipment in running order and new equipment purchased as needed*

**Relative Priority**

Your assessment of the how important this is to the Town at the present time.

Critical Importance	Highly Important	Moderately Important
XX	O	O

If submitting more than one request, where does this stand as a priority relative to the others you are submitting?

First	Second	Third	Fourth or Lower
XX	O	O	O

Comments:

Final recommendation of Capital Improvements Committee:      X Support      O Not Support

Comments on Recommendation:



# Annual Town Meeting

## SPECIAL ARTICLE REQUEST – CAPITAL EXPENSE

Form for use with capital article submissions > \$25,000 or with a lifespan of > 5 years.  
**Please complete this form in its entirety! Initial Submission due November 1**

5

Budget Year  
**FY 24**

Department: Selectboard Submitted by: Steven Ellis

Item/Project Cost: \$25,000 Date Prepared: November 1, 2022

Item/Project Title: Town Hall Carpet and Flooring Replacement

### Proposed Article Wording:

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$25,000**, or any other amount, for the purpose of replacing or repairing carpet and other flooring in Montague Town Hall, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

### Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

This article would fund replacement and repair of flooring in Montague Town Hall. The primary focus will be on replacement of the carpet throughout the first floor, which is worn and badly stained, despite many attempts to clean it. The cost presented in this article reflects a plan to continue to encapsulate the asbestos containing tiles that lie below the existing carpet and underlayment.

Any funds remaining after the carpet work is performed will be dedicated to replacement of previously abated tile floor areas in the first floor basement and stairwells, as well as treatment of any painted or unpainted concrete floor surfaces in the basement level building areas.

*Enter response*

**Have you received an estimate as a basis for cost? (yes/no)**

Yes
-----

- *If yes, please attach estimate*

**Are grant or other funds available to offset cost? (yes/no)**

No
----

Is there a lease option for this expense? (yes/no)

No

5

Will this item or project replace old equipment? (yes/no)

No

If replacement, estimate surplus value:

Will it create other ongoing costs or savings? (yes/no)

No

Why is it essential that the Town makes this investment now?

The carpeting primarily presents an aesthetic concern in the Town's administrative offices and does not reflect a professional environment to visitors or staff. In limited locations it may present a trip hazard, as may loose tiles in the third floor stairwell and in other locations.

Relative Priority

Your assessment of the how important this is to the Town at the present time.

Critical Importance

O

Highly Important

X

Moderately Important

O

If submitting more than one request, where does this stand as a priority relative to the others you are submitting?

First

X

Second

O

Third

O

Fourth or Lower

O

Comments:

This is the only capital request being presented by the Selectboard Office for consideration at the May 2022 ATM.

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\_ Final recommendation of Capital Improvements Committee:

X Support

O Not Support

Comments on Recommendation:



Analysis Report  
prepared for  
Abide Inc.

**Report Date: 1/11/2023**

**Project Name: Montague Town Hall**

**Project #: 23053**

**SanAir ID#: 23001561**



NVLAP LAB CODE 200870-0

10501 Trade Court | North Chesterfield, Virginia 23236  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number

23001561

FINAL REPORT

1/11/2023 10:36:48 AM

5

**Name:** Abide Inc.  
**Address:** PO Box 886  
483 Shaker Road  
East Longmeadow, MA 01028  
**Phone:** 413-525-0644

**Project Number:** 23053  
**P.O. Number:**  
**Project Name:** Montague Town Hall  
**Collected Date:** 1/9/2023  
**Received Date:** 1/10/2023 10:45:00 AM

Dear Chris Coopee,

We at SanAir would like to thank you for the work you recently submitted. The 8 sample(s) were received on Tuesday, January 10, 2023 via UPS. The final report(s) is enclosed for the following sample(s): 1, 1A, 2, 2A, 3, 3A, 4, 5.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 8 samples in Good condition.



SanAir ID Number **5**  
**23001561**  
 FINAL REPORT  
 1/11/2023 10:36:48 AM

**Name:** Abide Inc.  
**Address:** PO Box 886  
 483 Shaker Road  
 East Longmeadow, MA 01028  
**Phone:** 413-525-0644

**Project Number:** 23053  
**P.O. Number:**  
**Project Name:** Montague Town Hall  
**Collected Date:** 1/9/2023  
**Received Date:** 1/10/2023 10:45:00 AM

Analyst: Williams, Darien

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 23001561-001 VAT - Hallway Outside Copy Room	Black Non-Fibrous Homogeneous		100% Other	None Detected
1A / 23001561-002 Mastic Associated W/ #1	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
2 / 23001561-003 VAT - Conference Room	Black Non-Fibrous Homogeneous		100% Other	None Detected
2A / 23001561-004 Mastic Associated W/ #2	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
3 / 23001561-005 VAT Under Lobby Mailboxes	Black Non-Fibrous Homogeneous		100% Other	None Detected
3A / 23001561-006 Mastic W/ #3	Various Non-Fibrous Heterogeneous		100% Other	None Detected
4 / 23001561-007 Bottom Layer - VAT Outside Treasurers Office	Grey Non-Fibrous Homogeneous		100% Other	None Detected
5 / 23001561-008 Mastic W/ #4 Sample	Black Non-Fibrous Homogeneous	15% Cellulose	85% Other	None Detected

Analyst: 

Approved Signatory: 

Analysis Date: 1/11/2023

Date: 1/11/2023





### Annual Town Meeting

## SPECIAL ARTICLE REQUEST – CAPITAL EXPENSE

Budget Year  
**FY 24**

*This form is intended for use with capital article submissions ≥ \$25,000 with a lifespan of 5+ years. For major building projects, please consult the Town Administrator.*

**Please complete this form in its entirety! Initial Submission due November 1**

Department:	<u>EDIC</u>	Submitted by:	<u>Walter R (For EDIC chair Richard Ruth)</u>
Item/Project Cost:	<u>\$50,000</u>	Date Prepared:	<u>11/1/2022</u>
Item/Project Title:	<u>Demolish 38 Avenue A</u>		

#### Proposed Article Wording:

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$50,000**, or any other amount, for the purpose of demolishing the 2,200 square foot cinder block building at 38 Avenue A including any and all incidental and related costs, or pass any vote or votes in relation thereto.

#### Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

Property has been owned by MEDIC since 1990. The Building has been vacant since 2010 and condemned since 2013. The structure is a 2,200 cinder block on slab building. The EDIC has tried fruitlessly over the last decade plus to redevelop the site in accordance with the purpose of the taking and in conformance with community development plans. The EDIC has concluded that the market can not currently support new construction and the building is approaching a tipping point of becoming blight and a public safety hazard. The rubber membrane roof has failed and the mansard roof is showing significant signs of failure. The building was gutted and abated of asbestos containing material in 2013 using a town meeting appropriation. The EDIC proposes that the balance of \$12,099 from #1 5/5/2012 (Rehab 38 Avenue A) be transferred to fund the project. The building is not historically significant and would not be subject to the demo delay bylaw.

*Enter response*

**Have you received an estimate as a basis for cost? (yes/no)**

Yes
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- In 2014 demo quotes ranged from \$25,000 to \$47,000 (Public Bid). The property has since been gutted and abated of asbestos containing materials.

Are grant or other funds available to offset cost? (yes/no)

No. EDIC has unsuccessfully tried to pass this cost onto developers. The expense is a barrier to reuse of the property

Is there a lease option for this expense? (yes/no)

Will this item or project replace old equipment? (yes/no)

If replacement, estimate surplus value:

Will it create other ongoing costs or savings? (yes/no)

EDIC will not have to carry abandoned building insurance (approx \$900/ year). The Town will not have to maintain the building.

Why is it essential that the Town makes this investment now?

The market for new construction is very poor and is projected to be that way for a few years. For the last 10 years the EDIC has marketed the building with the intention to pass the demolition costs on to a developer of the site. Since then, numerous development proposals have fallen through. The mansard structure is failing and shingles are starting to fall off. The property is going to start to become a highly visible eyesore in the downtown.

Relative Priority

Your assessment of the how important this is to the Town at the present time.

Critical Importance  
O

Highly Important  
X

Moderately Important  
O

If submitting more than one request, where does this stand as a priority relative to the others you are submitting?

First  
O

Second  
O

Third  
O

Fourth or Lower  
O

Comments:

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\_ Final recommendation of Capital Improvements Committee:                    X Support                    O Not Support

Comments on Recommendation: