



Montague Capital Improvements Committee

May 2023 Annual Town Meeting Report

Approved by the CIC 3/8/2023 Rev.3/29/2023

I. Background

The Capital Improvements Committee (CIC) received requests and began meeting with Montague department heads and regional school district leaders beginning in November 2022 to evaluate capital needs as outlined in their Special Article Requests. The Special Article Request forms that were adopted and implemented in 2017 continue to serve as the framework for outlining and presenting the capital needs of each department.

This year's report of recommendations summarizes the committee's findings following several months of meetings, research, and deliberation and relies upon the same approach to evaluation developed last year. The grading system, explained below, is consistent with that used in past years.

This year the CIC initially received 10 (10) capital article requests. Over the course of four months, the proposers were brought in for presentation and discussion of their requests. Through these discussions, and as pertinent information became available, some of the original were reformulated, combined, disaggregated, withdrawn, or otherwise modified. This report presents the final slate of seven (7) capital requests and the CIC's recommendations following its investigation into said requests. The final slate of requests reflect ongoing modernization needs at the Clean Water Facility (CWF), bridge repairs, workspace upgrades at town hall, addressing a blighted property, in addition to routine capital needs of the Department of Public Works.

The value of capital requests on the final slate of Annual Town Meeting requests is notably less than the previous year, however several larger capital requests from the Parks and Recreation Department can be expected in the upcoming Fall Special Town Meeting.

II. Approach to Evaluation of Requested Articles

Defined Criteria/Rationale Used in Assessing Special Article Requests

Public Safety: Does the capital improvement rectify a safety concern or otherwise prevent a potential public safety issue?

Cost Avoidance: Will the capital improvement save the town financially?

Service Interruption: Does the capital improvement prevent an interruption in services?

Other- Any other reason identified and relevant by the CIC.

Grading System

Recommend: Given appropriate budget space, the committee believes that the capital improvement should be funded. The CIC evaluation does not formally consider the question of financial capacity, which is left to the Finance Committee and Selectboard.

Recommend with Reservations: The committee would generally recommend the capital improvement but may find that elements of the project scope are unclear or incomplete, that it lacks a convincing professional cost estimate, or doesn't address or account for some long-term needs and concerns of the town.

Does not Recommend: The committee does not recommend moving forward with the capital improvement as presented. This may be due to the nature or timing of the project, the apparent need for the project, the availability of scope or cost information, or other reasons.

III. Recommendations on Requested Articles

1. Summary Table of Fiscal Year 24 Submissions and Recommendations

The table below offers a summary view of special article requests and CIC recommendations for FY24 capital project spending. Overall, spending associated with recommended articles equals \$648,092. These recommendations are further explained in section II.

Summary of Final Motions/Recommendations

Request	Amount	Approved	Vote
Clean Water Facility- Rough Terrain Vehicle	\$ 25,000	Yes	4-0
Clean Water Facility- Septage Receiving Station Upgrade	\$ 264,000	Yes	4-0
Clean Water Facility- Operations Boiler Replacement	\$ 113,500	Yes	4-0
Public Works- Vehicles and Equipment	\$ 70,592	Yes	4-0
Town Hall Carpeting and Flooring Replacement	\$ 25,000	Yes	4-0
Economic Development and Industrial Corp- Demolish 38 Avenue A	\$ 50,000	Yes	4-0
Public Works- 11 th Street Bridge Rehabilitation	\$ 100,000	Yes	4-0

2. FY24 Articles Recommended for Consideration by Annual Town Meeting

CWF Rough Terrain Vehicle (\$25,000): The Clean Water Facility is a campus comprised of two separate buildings with various exterior facilities on the grounds. The Administrative and Operations buildings are separated by over 900 feet. A small utility vehicle is necessary to transport parts/supplies/equipment between the buildings.

The CWF currently uses a golf-cart that has reached the end of its useful life. A rough terrain utility vehicle equipped with a plow and sander would assist in plowing and maintaining the many feet of sidewalks, driveways, walkways at the facility. The CWF is responsible for clearing snow at the facility.

The new vehicle will enable enhanced productivity through greater storage, transport, and snow/ice treatment capabilities.

The CWF anticipates purchasing a John Deere Gator Work Series RTV, a Kubota Diesel RTV or similar.

Service Interruption, staff safety and productivity: The current vehicle is at the end of its useful life and must be replaced. The new vehicle will enable enhanced productivity through greater storage, transport, and snow/ice treatment capabilities.

Capital Improvements Committee grade. Recommend

CWF Septage Receiving Station Upgrade (\$264,000)

Septage is waste that is trucked into the plant from septic tank haulers. The CWF generates a large percentage of revenue from septage receiving services. The current station is approaching the end of its useful life and intermittent failures have been reported. The proposed new system is a prefabricated unit that sits over a dry pit.

The current station is not set up to monitor pH levels as required per MGL, nor does the station have an automated system for accurately tracking and monitoring haulers and their discharges. The ability to accurately monitor and sample/test haulers and their loads is important to protect the quality of sludge the facility produces and to protect the town from EPA permit violations. Emerging concerns about PFAS (forever) chemicals and its associated regulations have highlighted the importance of implementing a new station.

Cost Avoidance: Should the system fail, the plant will be unable to maintain revenue which would increase sewer user rates. The CIC understand that the current system did fail temporarily last year which fast tracked the need for the upgrades. Additionally, the modernization is needed to be able to monitor and report what septage the plant is receiving. Non-compliance with NPDES permit could result in unanticipated costs and pollution. Lastly, the new system will allow for more efficient and accurate billing.

Capital Improvements Committee grade. Recommend

CWF Operations Building Boiler Replacement (\$113,500)

The boiler from 1980s is approaching the end of its useful life. The operations building houses critical infrastructure for the plant. The burner has repeatedly failed and continues to have issues beyond normal maintenance and repair. There is legitimate cause for concern that the boiler may not make it through another winter.

A 56Kw Vacuum Pellet Boiler pellet system with an external silo for pellet storage is the most suitable heating system for the operations building. The CIC considered several fuel options for the new furnace. Natural Gas is not available. Heat Pumps are not recommended due to the hydrogen sulfide and plant safety requirements. Oil burners would carry a cost premium to re-line the chimney.

The CIC recommends replacing the oil boiler with a pellet fuel system for the following reasons:

- Pellet boiler will be cheaper than in-kind replacement of an oil boiler. (\$113,500 for pellet system vs \$130,000 for oil).
- Pellet fuel cost savings are projected to be \$12,000 per year over oil
- The pellet boiler system carries a 30 year warranty and 30 year life cycle. This equates to a 10 year payback.
- The town may be eligible for a 35% grant from USDA Forest Service Wood Innovation Grant Program (\$39,725)
- Numerous municipal facilities such as the Olver Transit Center in Greenfield use pellet fuel.

The CIC notes that there will still need to be a future ventilation system capital project in the operations building to address air quality due hydrogen sulfides. However, the CIC agrees with the CWF Superintendent that pursuing the boiler at this time as a separate project is prudent.

Service Interruption: Failure of the boiler could present a true emergency at the plant. All pipes that feed into the facility come through the operations building and must be temperature controlled. There are many pieces of delicate equipment, motor controls, etc. By planning ahead, the plant will be able to seamlessly convert to a more sustainable, cost effective fuel source without cause a service interruption.

*Capital Improvements Committee grade: **Recommend***

DPW Vehicles and Equipment Fund - \$70,592

This fund provides accessible funding for the DPW superintendent to fund purchases of and/or major repairs to DPW vehicles and equipment. Expenditures from this fund are governed by a new Policy adopted in 2022. That policy requires selectboard approval for any expenditure exceeding \$25,000. The policy also indicates that the fund should be replenished at Annual Town Meeting to an amount not to exceed \$100,000, based on the amount in the fund as of March 1.

Based on a balance of \$29,408 in the DPW discretionary account as of March 1, this appropriation is expected to return the total DPW discretionary fund balance to approximately \$100,000 at the end of the current fiscal year.

The DPW vehicle/equipment inventory is current and in good condition. The anticipation of large unexpected expenses is not anticipated—but may still occur. The CIC’s preference is for requests for light pickup trucks be included in the normal capital improvements schedule instead of through the discretionary account. This is due to the cost of new light-duty trucks now approaching and even exceeding \$70,000.

Service Interruption: Should a vehicle or large piece of equipment fail (without this appropriation) it is quite possible that said equipment could remain out of service, potentially hindering snow removal or disrupting time-sensitive construction project while the Town identifies a method to appropriate funding to repair or replace.

*Capital Improvements Committee grade: **Recommend***

Town Hall Carpeting and flooring- \$25,000

The carpeting on the first floor of town hall is at the end of its useful life. It is worn and badly stained, despite many attempts to clean it. The town has tested and confirmed that asbestos containing tile is not present under the existing carpeted areas.

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

Other: Staff Productivity and Customer Service: The town offices are a primary point of interface between town officials and the public. Sound flooring and tidy appearance are important for customer and employee experience. The CIC advises that the purchase should include specifications for low-VOC adhesives and carpeting so as to protect the indoor air quality for employees and customers.

*Capital Improvements Committee grade: **Recommend***

38 Avenue A Demolition- \$50,000

The Property has been owned by the town's economic development agency the Montague Economic Development and Industrial Corporation since 1990. The Building has been vacant since 2010 and condemned since 2013. The structure is a 2,200 cinder block on slab building on Avenue A.. 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 building is not historically significant and would not be subject to the demo delay bylaw. The budget includes removing the concrete slab and capping existing utility connections at the curb. The lot will be loamed and seeded.

The CIC understands that the community's long term goal is to redevelop the site with a new building that enhances the downtown, however, based on the current market realities, the site will enjoy an interim use as flat, grassed open space.

Public Safety: The CIC agrees with the EDIC's conclusion that the building is at the tipping point of becoming blight and a public safety hazard. The mansard structure is failing and shingles are falling off. The roof is actively leaking. This is not the impression that the town desires to portray, particularly in such a high visibility location. Absent a plan or partner to revitalize the property, the CIC feels that investing into the rehabilitation of the building would not be a wise use of town funds.

Cost Avoidance: The EDIC has tried unsuccessfully over the past 10+ years to pass the cost of demolition onto potential developers of the property. The demolition expense is considered a barrier to productive re-use of the property. Based on the recent history of attempts to redevelop the property, the CIC agrees with the EDIC's conclusion that the market can not

currently support new construction. This action will help advance the development continuum for the property.

It is noteworthy that by demolishing the structure, the town will no longer have to carry abandoned building insurance on the property which equates to cost savings of approximately \$900 per year.

*Capital Improvements Committee grade: **Recommend***

Public Works- 11th Street Bridge Rehabilitation- \$100,000

The 11th Street Bridge is a town-owned bridge over the Turners Falls Power Canal that connects the Patch Neighborhood to Avenue A. The bridge was last rehabilitated by the state in the 1980's. In October of 2022, MassDOT, as part of their routine inspection cycle identified a structural deficiency in the bridge relating to the bearings under the floor beams of the bridge. The report rates the finding as 'as soon as possible' urgency. In response, the town hired the engineering firm Weston and Sampson to evaluate the condition and identify a course of action for the town. The engineer recommends a schedule of short-term repairs which include the following:

- replacing damaged bolts at the connection between the floor beam and stringer connection plate
- repairs to sheared anchor bolts at the West Pier's floor beam
- concrete repair at bridge piers and sidewalk
- welding repairs to hand rail system
- replace bolts at handrail and truss systems

The Special Article request will cover the cost to engineer the repairs and secure a qualified bridge construction firm to execute the short term repairs identified in the Weston and Sampson report dated 2/24/23. The work will be fast tracked to be completed in the summer 2023 construction season. DPW has demonstrated to the CIC's satisfaction that that deploying Chapter 90 funds for this project is not advisable, as it would prevent the Town's ability to repave the entirety of Wendell Road in summer 2023.

Service Interruption: Failure to act within the budget cycle risks the imposition of weight restrictions or closure of the bridge. Approval at Annual Town Meeting is timely because certain concrete repairs need to be accomplished during the annual canal drawdown in September. The work will have to be carefully timed with that annual window. Further, MassDOT has programmed \$60M to replace 3 nearby bridges in FY26 including a replacement of the 6th Street Bridge to the Patch neighborhood. Strategically, it is important to shore up the reliability of the 11th Street Bridge prior to the reconstruction of the 6th Street Bridge by MassDOT. Closure or weight restrictions of this bridge to the Patch

Neighborhood would cause serious circulation issues as the 6th Street bridge is only wide enough for one-way traffic.

Public Safety: MassDOT has advised the town to make structural repairs to the town-owned bridge as soon as possible. The Town owns the asset and ultimately has a responsibility to maintain structurally safe bridges. This capital project will address the immediate safety concerns while the town formulates a plan with MassDOT for long term rehabilitation.

*Capital Improvements Committee grade: **Recommend***

FY 24 NON- Capital Special Article Requests

Non-Capital requests are for purchases valued less than \$25,000 and with a lifespan of less than 25 years. These articles are not a closely vetted as capital articles, however the CIC does typically review and offer recommendations to ensure compliance with the town’s capital planning objectives. The CIC offer the following recommendation on FY24 non-capital article requests, totaling \$113,500 :

Libraries	Window and door repairs at M.F. Branch Library	\$14,000	RECCOMEND
Conservation Commission	Supplement to Waidlich Conservation Fund	\$10,000	RECCOMEND
Parks and Recreation	Unity Park Community Garden Well	\$12,000	RECCOMEND
Parks and Recreation	Unity Park Parking Lot Improvements	\$12,500	RECCOMEND
Town Clerk	Fireproof Locking Storage Cabinets	\$25,000	RECCOMEND
GMRSD	Sheffield Gym/Auditorium Roof Repair	\$20,000	RECCOMEND
GMRSD	Sheffield Admin Security Door	\$20,000	RECCOMEND

FY23 Request Review

While not relevant to the development of the FY24 Annual Town Meeting warrant, the CIC wishes to provide a summary of capital article requests that were submitted as part of the FY23 Capital Requests Cycle. Each of these projects received funding as requested in the FY23 budget year, with authorization received at either the October or March Special Town Meeting.

Submitted by	Project Description	Appropriation	CIC
GMRSD	Hillcrest School Floors	\$56,000	RECCOMEND
CWF	Screw Pump Replacement	\$2,500,000	RECCOMEND

CWF	Transit Van to replace pickup	\$68,000	RECCOMEND
DPW	New Pick-up w/ plow and sander	\$80,000	RECCOMEND
DPW	One Ton Dump Truck w/ plow and Sander	\$100,000	RECCOMEND
Building/Assessors/ Health	Inspectional Services Vehicle	\$50,000	RECCOMEND
Selectboard	Colle Building Roof Replacement Project	\$225,789	RECCOMEND
Libraries	Feasibility Study for Main Library in Turners Falls	\$35,250	RECCOMEND
Total		\$3,059,039	

FY24 Preview

The CIC discussed several special article requests from the Parks and Recreation Department in great detail. These article were not ultimately ready for the CIC to recommend to Annual Town Meeting, but the CIC expects to receive updated requests for the Fall Special Town Meeting

- Montague Center Park Improvements (To leverage a potential \$500,000 PARC grant)
- Unity Park Lighting

6 Year Capital Plan

The initial 6 Year Capital Plan is in the process of being developed. The CIC is currently taking inventory from all existing studies of capital assets (facilities, utilities, roads, vehicles, etc) to develop a central, prioritized capital plan with a 6 year planning horizon. The plan will be developed and adopted in advance of the FY25 budget planning cycle and will prove to be a useful resource moving forward.

Respectfully,

- Gregory Garrison, Chairman
- Jason Burbank
- Ariel Elan
- Chris Menegoni



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>CWF</u>	Submitted by:	<u>Chelsey Little</u>
Item/Project Cost:	<u>\$25,000</u>	Date Prepared:	<u>11/01/2022</u>
Item/Project Title:	<u>Facility RTV w/Plow and Salt Spreader</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 **\$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

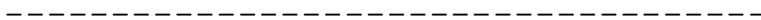
Second

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





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: \$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

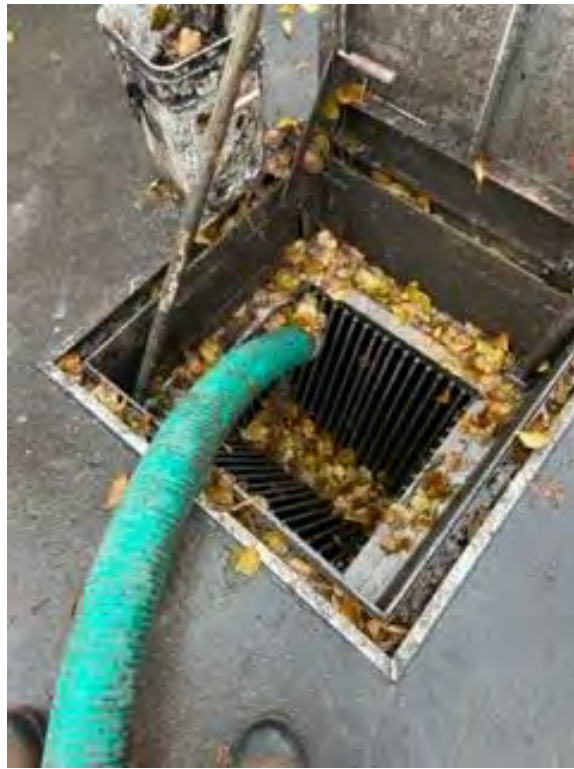
Not Support

Comments on Recommendation:

[Empty text box for comments on recommendation]

Supporting Photos/Diagrams

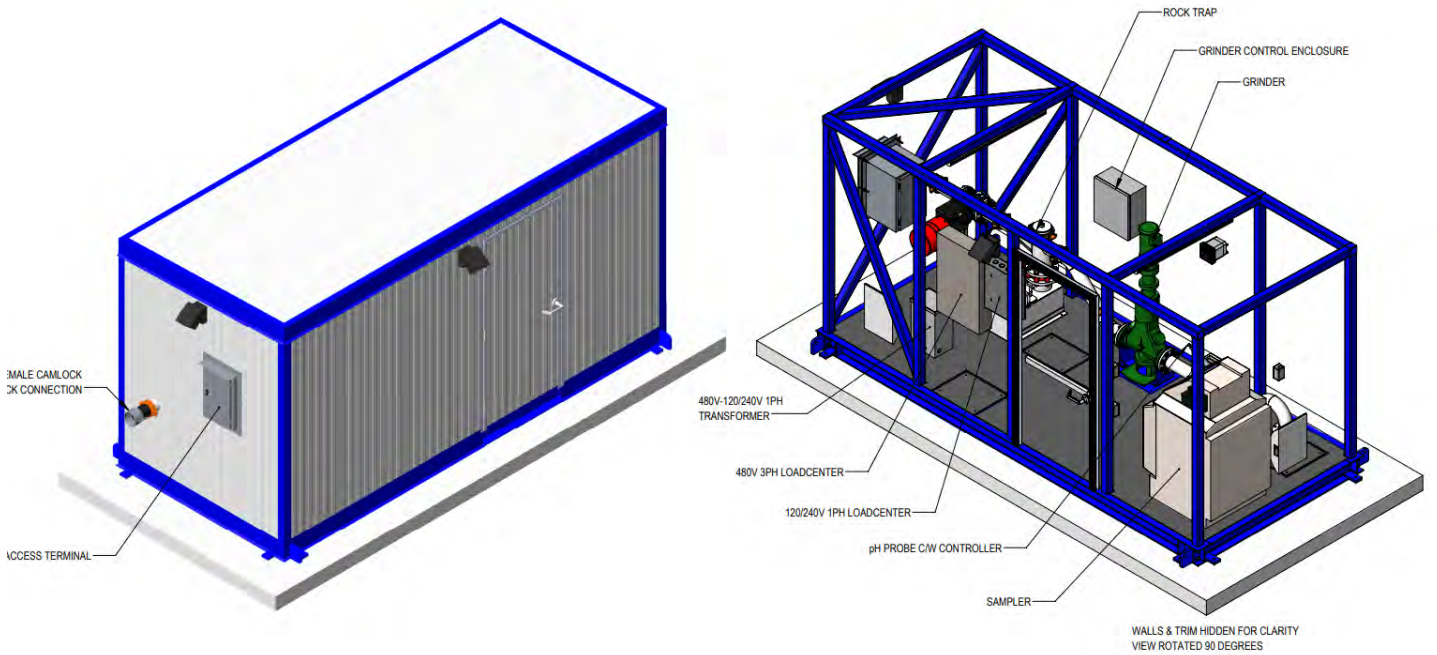
Current Receiving Station
Manual Screen Only



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	-	-
ALL PRICES ARE IN US DOLLARS				Quotation Total:	\$198,627.96

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.

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



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: \$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>



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: 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

Budget Year
FY 24

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

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)

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)

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 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:

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

Final recommendation of Capital Improvements Committee: Support Not Support

Comments on Recommendation:



The Identification Specialists

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

- 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

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:

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

Comments on Recommendation:



Annual Town Meeting

SPECIAL ARTICLE REQUEST – CAPITAL EXPENSE

Budget Year
FY 24

This form is intended for use with capital article submissions \geq \$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>MONTAGUE DPW</u>	Submitted by:	<u>Tom Bergeron</u>
Item/Project Cost:	<u>\$100,000</u>	Date Prepared:	<u>March 15, 2023</u>
Item/Project Title:	<u>11th Street Bridge Repairs</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 **\$100,000** or any other amount, for the purpose of making repairs to the 11th Street Bridge, 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.)*

The 11th Street Bridge is a town-owned bridge over the Turners Falls Power Canal that connects the Patch Neighborhood to Avenue A. In October of 2022, MassDOT, as part of their routine inspection cycle identified a structural deficiency in the bridge relating to the bearings under the floor beams of the bridge. The report rates the finding as ‘as soon as possible’ urgency. In response, the town hired the engineering firm Weston and Sampson to evaluate the condition and identify a course of action for the town. The engineer recommends a schedule of short-term repairs which include the following:

- replacing damaged bolts at the connection between the floor beam and stringer connection plate
- repairs to sheared anchor bolts at the West Pier’s floor beam
- Concrete repair at bridge piers and sidewalk
- Welding repairs to hand rail system
- Replace bolts at handrail land truss systems

The Special Article request will cover the cost to engineer the repairs and secure a qualified bridge construction firm to execute the short term repairs identified in the Weston and Samson report dated 2/24/23. The work will be fast tracked to be completed in the summer 2023 construction season.

Enter response

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

Yes, Engineer’s OPCC 2/24/2023

- *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)

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?

MassDOT has directed the town to address the structural deficiency "As Soon as Possible". Failure to act within the budget cycle risks the imposition of weight restrictions or closure of the bridge. Approval at Annual Town Meeting is timely because certain concrete repairs need to be accomplished during the annual canal drawdown in September. The work will have to be carefully timed with that annual window. Further, MassDOT has programmed \$60M to replace 3 nearby bridges in FY26 including a replacement of the 6th Street Bridge to the Patch neighborhood. Strategically, it is important to shore up the reliability of the 11th Street Bridge prior to the reconstruction of the 6th Street Bridge.

The Weston and Sampson bridge evaluation recommends some long term repairs to be made to the bridge which are not being advanced under the current special article request. The Town anticipates engaging in conversations with MassDOT about having the state program funds to address those long term repairs, of which the most significant need is to re-paint the bridge.

Relative Priority

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

Critical Importance

X

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

O

Second

O

Third

O

Fourth or Lower

O

Comments:

Final recommendation of Capital Improvements Committee:

Support

Not Support

Comments on Recommendation:

February 24, 2023

Mr. Walter Ramsey
Assistant Town Administrator
Town of Montague, MA.
1 Avenue A
Turners Falls MA. 01376

For Review

02/24/2023 2:49:10 PM

Re: **Eleventh Street Bridge over Utility Canal – Town of Montague, MA**

Dear Mr. Ramsey:

Weston & Sampson (WSE) has been contracted to perform a limited visual inspection, along with a review of existing documents, MassDOT inspection reports to provide the Town of Montague an engineering evaluation of the condition of Bridge M-28-017 of Montague, MA; which is a Multi-thru Truss Bridge carrying Eleventh Street over Utility Canal.

Project Description

The bridge is a three-span continuous superstructure consisting of four (4) thru-trusses, ten (10) floor beams, eight (8) stringers at the sidewalks (4 supporting each sidewalk) and six (6) stringers supporting the roadway. The overall width of each sidewalk is 7'-6", while the roadway width is 28'-6" for two lanes of travel and two shoulders. The overall bridge length is 194'-6". The trusses are supported by elastomeric bearings while the stringers and floor beams at the piers are pinned to the concrete with anchor bolts. All stringer ends in the last bays are encapsulated in concrete at the abutment face. The bridge deck is cast-in-place (CIP) concrete with stay-in-place (SIP) Forms. The substructure consists of the West and East Abutments that are CIP concrete along with two sets of Pier Columns. Each set of pier columns support the last corresponding floor beam along with the stringers from the sidewalk and the elastomeric bearing of the Truss. There is a utility gas main cantilevered off the north side of the structure that runs the entire bridge length and overhead communication utilities that are supported on the south side of the structure.

Existing Condition

The 2020 Inspection Report, 2008 Load Rating, and 2023 WSE review provided information of current structural and safety deficiencies. Throughout the structure, there are missing and loose bolts in the handrail system, truss connection plates and connection plates between floor beams and stringers. In addition, there are several locations of steel cracks at the handrail system and concrete spalls at the concrete deck and piers. At the west pier, both anchor bolt connections at the floor beam have sheared and no longer have a positive connection to the structural member. There are several locations that have documented pack rust in the truss system. Underneath the bridge deck, the SIP forms are rusted, and some are starting to fall out of their original position. Stringers at the Pier show minor section loss on the top and bottom flanges at floor beam connection locations. The paint system on the trusses and handrail system is in fair condition; even though per previous documentation the structure was last painted in 1996. Due to the structural cracks in the handrails, the existing pedestrian handrail system is not completely structurally sound. There is an over 1/2" difference in elevation between the sidewalks on the bridge and the sidewalk approaches. The vehicular approach has several patches and raveled asphalt.

Recommendations

Weston & Sampson has reviewed the MassDOT inspection reports and have performed a limited visual inspection of the bridge structure to determine short and long term repairs to the existing thru-truss bridge structure.

Short term repairs should include steel repairs to address existing damages at the handrails system, concrete patches to address spalls throughout the superstructure sidewalks and the concrete piers, replacement of missing and damaged bolts along the handrail system, replace sheared or damaged bolt within the Truss system, replace

damaged bolts at the connection between floor beam and stringer connection plate and repairs to sheared anchor bolts at West Pier's Floor beam.

Long term repairs should occur within the next five years to assure longevity of the bridge which includes sandblast and painting of the superstructure; milling and paving of the vehicle approaches, bridge roadway and the sidewalk approaches. Resetting sidewalk curbs as required to ensure no difference in elevation for safety concerns. Sounding of the bridge roadway and sidewalk deck should be performed to determine if there is no hollow areas or other concrete issues on the underside of deck. Additional superstructure steel repairs will be required during the sandblasting and painting process due to advanced section losses that can be found and were documented in the MassDOT inspection report.

Opinion of Probable Construction Costs

The approximated probability of construction costs for the rehabilitation of the Multi-thru Truss Eleventh Street Bridge are as follows:

The short term grand total cost is \$105,700.00.

The long term grand total cost is \$2,469,000.00.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

Peter Grandy
Technical Structural Lead Engineer

APPENDIX A

Pictures

<p>Client Name: Town of Montague</p>	<p>Site Location: Eleventh Street Bridge over Utility Canal Town of Montague, MA</p>	<p>Project No. ENG23-0132</p>
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<p>Photo 1</p>	<p>Date: 2/06/23</p>
<p>Description: East Approach of Bridge (looking East)</p> <p>Note: Overhead utilities on South side of bridge, cantilevered utility gas main on North side of bridge, Raveling and cracks at asphalt approach with vegetation growth along approach curbing</p>	



<p>Photo 2</p>	<p>Date: 2/6/23</p>
<p>Description: North Truss (outer) (east end) upper rail (looking North)</p> <p>Note: Cutout of top rail around truss diagonal, crack at top rail, peeling paint, surface rust</p>	



<p>Client Name: Town of Montague</p>	<p>Site Location: Eleventh Street Bridge over Utility Canal Town of Montague, MA</p>	<p>Project No. ENG23-0132</p>
---	---	--

<p>Photo 3</p>	<p>Date: 2/6/23</p>
<p>Description: South Truss (outer) west end handrail upper rail.</p> <p>Note: missing bolts at top rail, peeling paint, surface rust</p>	



<p>Photo 4</p>	<p>Date: 2/6/23</p>
<p>Description: Outer North Truss Mid Bracing of diagonals @ diagonal flange angle</p> <p>Note: Section Loss and pack rust at angle at mid-connection at diagonal, peeling paint</p>	



<p>Client Name: Town of Montague</p>	<p>Site Location: Eleventh Street Bridge over Utility Canal Town of Montague, MA</p>	<p>Project No. ENG23-0132</p>
---	---	--

<p>Photo 5</p>	<p>Date: 2/6/23</p>
<p>Description: North sidewalk approach (west side) Note: Up to 1/2" difference in elevation between bituminous approach walkway and bridge sidewalk, cracking and patching of existing asphalt</p>	



<p>Photo 6</p>	<p>Date: 2/6/23</p>
<p>Description: West Pier North side spall at Interior Stringer 3 and 4 Note: spalled concrete, exposed and rusted rebar, deformed anchor bolts</p>	



Client Name: Town of Montague	Site Location: Eleventh Street Bridge over Utility Canal Town of Montague, MA	Project No. ENG23-0132
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Photo 7	Date: 2/6/23	 <p>Description: West Pier North side at Floor beam seat</p> <p>Note: Anchor bolt is sheared and there is no positive connection between floor beam and substructure</p>
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Photo 8	Date: 2/6/23	 <p>Description: West Pier South side of column</p> <p>Note: concrete spalls, concrete patch to substructure corner and existing riprap</p>
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<p>Client Name: Town of Montague</p>	<p>Site Location: Eleventh Street Bridge over Utility Canal Town of Montague, MA</p>	<p>Project No. ENG23-0132</p>
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<p>Photo 9</p>	<p>Date: 2/6/23</p>
<p>Description: West Pier Southside of Column Exterior Truss at Elastomeric Bearing</p> <p>Note: concrete spall, rust and peeling paint on the superstructure and stringers, rusting SIP forms.</p>	



<p>Photo 10</p>	<p>Date: 2/6/23</p>
<p>Description: South Truss (outer) handrail (upper rail) (looking South) (East Side)</p> <p>Note: crack at rail at cutout around truss, rust and peeling paint</p>	



APPENDIX B

Opinion of Probable Construction Costs

OPINION OF PROBABLE CONSTRUCTION COSTS

Eleventh Street Bridge Rehabilitation

Town of Montague, Massachusetts

Requested

Short Term Repairs					
Repair Description	Amount		Unit Cost		Repair Cost
Steel Repairs - Short Term	550	LBS	\$50	\LBS	\$27,500
Bolt Replacements (Handrail)	14	EA	\$25	\EA	\$350
Bolt Replacements (Truss System)	4	EA	\$250	\EA	\$1,000
Concrete Repairs	25	CF	\$350	\CF	\$8,750
Anchor Bolt Repairs	4	EA	\$2,500	\EA	\$10,000
Maintenance and Protection of Traffic	1	LS	\$25,000	\LS	\$25,000
Subtotal					\$72,600.00
Contingencies (20%)					\$14,520.00
Engineering Fees					\$18,580.00
Grand Total Cost					\$105,700.00

To Be done in Future

Long Term Repairs					
Repair Description	Amount		Unit Cost		Repair Cost
ABS & Class 1 Containmentment	1	LS	\$250,000	LS	\$250,000
Paint	1	LS	\$1,500,000	LS	\$1,500,000
Reset Curbing	436	LF	\$25	\LF	\$10,900
Mill & Pave Sidewalk & Vehicle Approaches	2	Tons	\$375	\Ton	\$750
Bolt Replacements (Truss System)	200	EA	\$250	\EA	\$50,000
Steel Repair	2500	LBS	\$40	\LBS	\$100,000
Maintenance and Protection of Traffic	1	LS	\$200,000	\LS	\$200,000
Subtotal					\$1,911,650.00
Contingencies (20%)					\$382,330.00
Engineering Fees					\$175,020.00
Grand Total Cost					\$2,469,000.00