

Capital Improvements Committee Meeting Minutes

Montague Town Hall, Upstairs Conference Room

One Avenue A, Turners Falls

2:30pm Wednesday, April 11, 2018

Attendees: Capital Improvement Committee (CIC) members Fred Bowman, Greg Garrison, Josh Lively, Bob Obear, and Steven Ellis. Mr. Obear arrived at 2:45. Building inspector Chris Rice and Montague Energy Committee member Ariel Elan were also in attendance. Meeting called to order at 2:40 PM by Chairman Fred Bowman.

I. Review and approval of minutes

- Mr. Garrison moved to approve minutes of March 14, Mr. Lively seconded. Motion passed 4-0.
- Mr. Garrison moved to approve minutes of March 24, Mr. Lively seconded. Motion passed 4-0.

II. Approve Final Revision of CIC Report to the Finance Committee

Mr. Ellis cleaned up a few minor issues in the text of the CIC report to the Finance Committee, including a clearer explanation of the CIC's vote not to support the Administration Building elevator study as proposed by the Gill-Montague Regional School District (GMRSD). Mr. Garrison moved to approve the final CIC report to the finance committee as revised. Mr. Obear seconded. Motion passed 5-0.

III. Discussion of Possible Spray Foam Roofing on Shea Theater

Mr. Ellis explained that Josh Goldman, a member of the Shea Theater Board of Directors had researched and felt it appropriate to recommend the use of a spray foam roofing product as an alternative to patching and sealing of the existing roof. His estimates suggest it would be a roughly equivalent cost and would add some improved insulator value. Mr. Ellis engaged Mr. Lively, as well as the Montague Energy Committee (MEC), represented today by Ariel Elan.

Mr. Garrison noted that the cost estimates show it would be somewhat more expensive, but the group also suggested that they believed those estimates are surprisingly low and was mistrustful that they represented a likely final cost. Mr. Lively noted that the literature suggests conditions must be nearly perfect throughout the installation process, which may be why such installations are not common in this area.

Ms. Elan expressed concern that her research suggests we might need a supervisory consultant on hand to ensure that the "mix" was correct and tailored to the day's conditions. She also felt there would likely be stops and starts in the process, as the product can't be applied with wind in excess of 10 mph. You need a great surface prep and perfect application conditions. Seems like a fussy product for this climate. Additional discussion of these points ensued.

Mr. Bowman posed the question to the group – do we believe this is feasible, that it is the right system? Mr. Obear and Mr. Garrison said they don't think so. Mr. Bowman feels the chance of perfect installation conditions throughout the project are negligible. Members then began discussion of the current plan for resealing and confirmed the specifications looked appropriate following some discussion of Gaco 2000.

Mr. Garrison moved that the Town proceed with the originally intended roof repair and re-sealing approach not the spray foam alternative. Mr. Obear seconded. Motion passed 5-0. Mr. Lively agreed to communicate with Josh Goldman of the Shea Theater.

IV. Discussion of Summer Schedule

Mr. Garrison would like to ensure we have meetings only in relation to very specific projects. In short, avoid unnecessary meetings. Mr. Ellis highlighted the need to review and revise our capital project plan in consultation with the MEC and GMRSD.

V. Meeting adjournment

Mr. Lively moved to adjourn at 4:40 pm and Mr. Mr. Obear seconded. Motion passed 5-0.