

Capital Improvements Committee Meeting Minutes

Montague Town Hall, Conference Room

One Avenue A, Turners Falls

3:30pm, Wednesday, September 12, 2018

Attendees: Capital Improvements Committee Meeting members (CIC) members Fred Bowman, Josh Lively, Bob Obear. Chris Sawyer-Laucanno. DPW Superintendent Tom Bergeron, DPW's Jim Whiteman. Meeting called to order at 3:30 by Chairman Fred Bowman.

I. Review and approval of minutes

Mr. Bowman moved to approve minutes of August 22. Mr. Obear seconded. Motion passed 3-0.

II. Future Capital Project Discussion

Town Hall Annex Roof and Field House Roof

Mr. Bowman began the discussion by asking Jim Whiteman and Tom Bergeron what could be done to patch leak(s) on Town Hall Annex Roof before this winter. Mr. Whiteman responded saying that at this point there isn't really anything else that can be done to stop the current leaks as the tar and stone has been compromised to such an extent that new applications of the tar and stone will have no effect as the tar will no longer bind to the substrate. Mr. Whiteman stated that the roof is in no worse shape than it has been in years past and that it will make it through the winter it'll just do so while continuing to leak.

Mr. Lively asked how many electrical fixtures are in danger of coming in contact with the water as he had been shown one by a DPW employee one light fixture that was openly dripping water during a rain storm earlier this year. Mr. Whiteman and Mr. Bergeron responded that this is the only fixture that is affected by the leak. Mr. Lively asked if the electrical current to that light fixture could be temporarily removed until the roof is addressed. Mr. Lively also asked if removing said lighting would result in an unsafe lighting condition, and if so, could a new temporary light, wall mount or other be installed to take its place while the roof situation is addressed.

The issue of conditioned vs. unconditioned space was discussed and the consensus was that without a plan for future use of the structure it is difficult to make recommendations as to how much of the space should be insulated. Mr. Lively suggested that the insulation could be installed from underneath the substrate at some point if expansion of conditioned space was warranted. For now it seems that only the current heated space in the Annex needs to be insulated to stretch code by law.

Mr. Bowman left the meeting briefly and when he returned he stated that he had spoken to a Selectman about the Town Meeting Warrant. Mr. Bowman says that an RFP can go into town meeting with placeholder price tag instead of a fully specified estimate and, if accepted, this price could not be increased but could be decreased if under budget. The committee then discussed the possibility of putting a price tag on the Annex roof that would completely cover all costs of the project and trying to get an article on next month's Special Town Meeting. Mr. Sawyer Laucanno suggested \$175,000 for the

Annex roof and soffit repair would most likely cover all associated costs. Mr. Obear suggested that why not ask for \$200,000 then just to be safe, if in fact the money would roll back into the town budget after the completion of the project. At that point Mr. Bowman suggested that he would rather have a complete and full specified RFP with a detailed estimate to be able to present to Town Meeting, noting that asking for \$200,000 without much evidence to site from would most likely result in the article being voted down. Mr. Bowman suggested that we try to get more accurate quotes at the end of the season.

Mr. Bergeron suggested that we try to tie the Field House roof into the same RFP and Mr. Sawyer-Laucanno agreed. Mr. Bergeron stated that he doesn't believe that prisoners from the county jail would be the best option to replace the Field House roof as you may not get the results that are desired if some of the inmates don't possess roofing skills/background.

Mr. Obear suggested that the two contractor members of the CIC with the help of Mr. Sawyer-Laucanno could help establish a detailed set of specifications that would enable any potential bidders to develop an accurate estimate of the price. Mr. Lively agreed with this and extended an offer to help develop this specs.

No motion was made to vote at this time as the committee wanted to hear feedback from absent members before moving forward.

III. Ongoing Capital Project Updates

Council on Aging

Mr. Sawyer-Laucanno updated the committee on the COA porch that recently broke ground. There were some structural issues beneath the foyer, discovered when the old stairs and landing were removed. Chiefly the issues were a completely rotten sill band across the front of the foyer and a support beam under the floor that was no longer supported as a result of this deteriorated sill. After coordination with the onsite foreman a plan was devised to rectify the issues and the project is now back on schedule.

Colle Opera House

Mr. Sawyer-Laucanno updated the committee on the weatherization project bidder's conference scheduled to take place September 18th @ 9 am.

IV. Meeting Adjournment

Mr. Bowman motioned to adjourn at 4:05 pm. Mr. Obear seconded. Motion passed 3-0.

Next meeting wasn't scheduled as it was thought wise by all to see how the recovery of our Town Administrator was going would affect our ability to meet as a whole committee.