

**Capital Improvements Committee Meeting Minutes  
Montague Town Hall, Downstairs Conference Room  
One Avenue A, Turners Falls MA  
November 6th, 2019**

**Attendees: Capital Improvements members Josh Lively, Steve Ellis, Fred Bowman,  
Bob Obear**

**I. Approve meeting minutes of October 2nd, 2019**

Mr. Ellis moves to approve minutes of October 2nd, 2019. Mr Lively seconds. Passes 4-0.

**II. Approve meeting minutes of October 23rd, 2019**

Mr Ellis moves to approve minutes of October 23rd, 2019. Mr. Bowman seconds. Passes 4-0.

**III. Review FY 20 Capital Article requests**

*Montague City Road Flooding Relief Project*

The Committee discussed the currently submitted Capital Article requests for FY 20.

Request for Montague City Road flood remediation has been removed from the list of requests as it will be funded through Chapter 90 funds.

*Council on Aging Roof*

Briefly discussed the condition of the roof and the request for standing seam. Concern that the estimate doesn't contain snow breaks, which could add another twenty thousand dollars to the cost. Agreement that a standing seam would look great but general concern expressed.

*GMRS*

Preliminary list discussed includes Gill and TFHS projects. Committee awaits formal Capital Article requests.

*Carnegie Basement Office Space Moisture Remediation and Rehab*

Project is first priority for the Trustees. Discussed concern that there are deeper issues in terms of moisture. Concern is raised over if whether or not moisture can be eliminated from the basement without comprehensive look at why it is getting in in the first place. Making improvements without adding accessibility raises its own question. Generally agreed that a more in depth plan with rationale and estimate is needed for proper evaluation to be conducted.

*Montague Center Library Window Replacement*

Committee would like to see a confirmation that all windows, including attic windows, are included in the estimate. Concern is raised over cost with building only open 500 hours a year. Reason why estimate is calling for single hung windows and not double is questioned. Concern about external dividers expressed, worry over dirt build up.

#### *Montague Stairs and Boardwalk Project*

Members of the Committee expressed concern that the quotes do not reflect prevailing wages. The collapsing wall near Our Lady of Czestochowa was not included in the object scope but the Committee still believes that the adjacent railing should be replaced. The Committee would like to know who is responsible for the wall. Members are concerned that the quote may be too low and would like to see a second estimate, from a large company that deals frequently with projects of this nature (ie Valley Concrete or similar)

#### *Carpet Replacement Town Hall*

Other options besides re carpeting are discussed. Believed to be asbestos under the current carpet. If this is the case then it becomes cost prohibitive to install anything but new carpet. Current carpeting believed to be installed in 2013 for a cost of \$25,000

#### *WPCF- Many requests.*

Committee requests a tour of the facility to get a better idea of scope of the requests. Tour date set for Wednesday November 13th at 1 pm.

### **III. Adjournment**

Mr. Ellis moves to adjourn. Mr Lively seconds. Passes 4-0. Next meeting set for November 13th at 1 pm at the WPCF.