

**Capital Improvements Committee Meeting Minutes  
Montague Town Hall, Downstairs Conference Room  
One Avenue A, Turners Falls MA  
January 8th, 2020**

Attendees: Capital Improvements Committee members Greg Garrison, Steve Ellis, Josh Lively, Fred Bowman, Bob Obear. Energy Committee member Ariel Elan.

**I. Approve minutes of December 11th, 2020.**

Greg Garrison moves to approve minutes of 12/11/20, Mr. Bowman seconds. Passes 5-0

**II. Discussed Proposed Town Hall Carpet Replacement Request**

Committee discusses the replacement options for the first floor carpet in Town Hall at length. Mr Ellis reports that he has received an estimate to replace the carpet and install 1/4" luan at a cost of \$24, 600. Mr. Ellis goes on to describe a possible problem with the project being the known existence of vinyl/asbestos tile underneath the carpet. Exactly how much tile exists under the carpet is unknown at this time and Mr. Ellis plans to request an investigation to be conducted by the DPW to determine how many rooms/corridors contain the tile. Ms. Elan asks about the option of going over the carpet with another layer of carpet. Mr. Obear responds that it isn't best practices to glue carpet to carpet and states that the chance of this method failing are high. Mr. Obear wonders what the cost would be to remove the tile through an abatement contractor and suggests the Town explore this option. Mr. Ellis will ask Highway Superintendent Tom Bergeron to gather quotes for abatement. Members discuss the option of CVT tile vs. carpet and is of split opinions on the matter. Epoxy floor option is discussed as is pricing out a heavy duty center mat. Maintenance of a heavy duty center floor mat and how often it would need cleaning is debated.

After consideration the committee feels that at this point it cannot determine a cost.

Vote: Mr. Ellis moves that at present, project requires more research before it can be endorsed. Mr. Lively seconds. Passes 5-0.

**III. Discuss Proposed Walkway Restoration Project Request**

Town Planner Walter Ramsey presents a Capital Request which would repair three separate walkways in town. The three sidewalks to be repaired are 7th street to High Street "Boardwalk", the Highland Park walkway/stairs leading from West Main Street to Grand Ave in Millers Falls, and the walkway leading from Avenue A to K Street through the Our Lady of Czestochowa Church yard. A brief description of each project was given to the committee: The 7th street project would remove the broken posts and steel cable. The Highland Park project would fill and repair broken concrete stairs with a special repair product. The Church walkway project would address the stairs and railings up the walkway. Members wonder if the quote received reflects prevailing wage, which it does not as the estimate comes from an independent contractor with no employees. Committee suggest adding an additional 35% to the request to cover the wage difference. Members are concerned that the church walkway portion of the request do not address the failing retaining wall which looms perilously over the walkway from the South side of the churchyard. It is unknown whose responsibility the wall is at this time. Town has a right of way through

the property. It is wondered if the Church should be approached about the issue before moving forward in any direction. At this point the committee removes the cost of the church walkway project from the request which leaves \$27,600 for the remaining two projects plus an additional 35% to cover prevailing wages.

**Vote: Mr. Garrison moves to recommend stairway repair of Millers Falls and the repairs to the 7th Street Walkway with a 35% contingency/prevaling wage buffer. Mr. Obear seconds. Passes 5-0**

#### **IV. Hear Reports of Ongoing Capital Repair Projects**

Mr. Ellis gives report to the other members concerning the progress of ongoing Capital Project. Projects included in the discussion were the Town Hall awning repair, the Sheffield School pillar replacement project, Shea Theater and Town Hall Annex roof projects. Committee discussed the need to complete patching on upper front Shea Theater roof.

#### **V.. Consider All Capital Project Presentations to Date and Determine Next Steps.**

##### ***GMRSD Requests:***

First Priority: Tractor that would replace current field machine. Mr. Lively wonders if the new machine is large enough and powerful enough to pull the triple mower efficiently.

Second Priority: Study and Facade Repair. Without a cost certainty for the repair work the committee generally feels it is best to fund the stud first and go from there.

Third Priority: Admin Building exterior repairs. Committee is open to the idea of repairing the masonry but need a quote to move forward.

Fourth Priority: Divide the Library in Sheffield. Committee needs a quote before moving forward.

Fifth Priority: Tennis Courts. \$50,000 cost. Quote is for \$35,000 but the district padded it to account for prevailing wage.

Sixth Priority: Hillcrest Bathroom privacy and fixture upgrades. Committee believes that privacy can be provided as a retrofit measure and agrees that the fixtures are old and that it would be a good idea to replace them with modern. This project also still needs quote.

##### ***Library Requests:***

Basement Project: Doesn't appear that the Request doesn't appear to contain necessary details at this time.

Montague Center Library Windows: Mr. Lively states that most of the windows aren't as seriously deteriorated as described and that if one more large storm window was installed that it would prevent loose panes from hitting the sidewalk. Redeveloping the building would cost big dollars with the need for an elevator and a sprinkler system to meet modern codes.

Next week CIC will review the Council on Aging Roof request as well as the requests from the Water Pollution Control Facility.

**VI. Adjournment.**

Mr. Bowman moves to adjourn. Mr. Lively seconds. Passes 5-0.