

Capital Improvements Committee Meeting Minutes
Montague Town Hall, Downstairs Conference Room
One Avenue A, Turners Falls MA
March 11th, 2020

Attendees: Capital Improvements Committee members: Steve Ellis, Fred Bowman, Josh Lively, Greg Garrison, Bob Obear. GMRSD representatives Joanne Blier, Heath Cummings.

I. Approve minutes of March 4th, 2020.

Mr. Garrison moves to approve the minutes of the march 4th CIC meeting, Mr. Bowman seconds. Passes 5-0.

II. Discuss and determine final recommendations related to the Hillcrest Facade and Sheffield Masonry repairs.

Hillcrest Facade and Roof Repairs:

Discussed and reviewed specific areas on the building that need to be addressed by masons. Both firms that responded with estimates provided comparable pricing. Members wonder if sequencing the masonry and the eventual window repairs is a potential issue. Mr. Obear states that the masonry should be addressed first, which puts the project in proper sequence.

Mr Cummings relates the active roof leak issues at Hillcrest to the group. Concern of mold and air quality issues is raised by members and Mr. Cummings. The quote which GMRSD has in hand will provide repair work needed to stop active leaks.

CIC discussed window options. It is assumed that the paint which is present on both casings and sills on the exterior of the building contains lead. Members of the CIC believe there is a need to research and figure out if full abatement is required, or if a more economical and safer method could be utilized.

Sheffield Admin Building:

Discussion of the masonry which is failing at the admin building. Described as ½ price of an actual masonry repair, the submitted request would call for wrapping of failed masonry with aluminum coil. It was generally agreed to by members that this proposed method may not be in The Town's best interest. Concern over flashing and fastening methods are voiced, along with wind uplift and sealing method issues. The company who provided the estimate for the wrapping method believes it is better and more cost effective than replacement.

III. Motions on GMRSD articles previously discussed

Mr. Garrison moves to recommend the Hillcrest facade and roof project, Mr. Ellis seconds. Passes 5-0.

Mr. Garrison moves to recommend the Sheffield/Admin building masonry wrap project, Mr. Bowman seconds. Passes 3-2.

Mr. Garrison moves to express reservations relative to the recommendation of the Sheffield/Admin building Special Article Request, Mr. Obear seconds. Passes 5-0.

Mr. Obear moves to request the GMRSD district to allow the CIC to review the bid specs, Mr. Garrison seconds. Passes 5-0.

IV. View preliminary draft of CIC report.

Reviewed and made recommendations on the CIC report draft narrative. Mr. Lively will tool on the language and Mr. Garrison will provide language for the WPCF articles.

V. Adjournment.

Mr. Ellis moves to adjourn, Mr. Bowman seconds. Passes 5-0.