

Capital Improvements Committee Meeting Minutes
Meeting held at Montague Town Hall, One Avenue A in Turners Falls
and also made available via Zoom
July 14, 2021

Meeting called to order at 3:00pm.

In Person Attendees: CIC members: Josh Lively, Jason Burbank, Steve Ellis, Fred Bowman.
Heath Cummings, GMRSD.

Remote Attendees: Capital Improvements Committee member: Greg Garrison, MEC
member Ariel Elan

All votes taken through roll call vote due to remote member participation.

1. Approve Meeting Minutes

Approved the minutes of March 11, March 15, and May 5, 2021.

2. Asbestos Containing Tile Issues at Hillcrest Elementary

- Reviewed previous conversation describing issues with Hillcrest Elementary School Asbestos Containing Tile (ACT) floors. It is reported that there are two classroom and a hallway where loose tiles or breakage have been observed to be very obvious issues, but the problem is observable throughout the school and Mr. Cummings recommends full abatement.
- Mr. Cummings brought ABIDE – an environmental consulting and remediation firm – in to assess the situation. The tiles and any breakaway pieces are not NOT friable and tiles contain very little asbestos. Nothing observed presents a serious health hazard. It is not airborne. Nonetheless it presents a major concern.
- Mr. Cummings stressed that moving forward, work to repair and maintain these tiles will be handled by specialists, not school maintenance staff.
- Some discussion of cost and benefits of a complete replacement project in a building given some opinion that a new building may be a more economical route to take. Noted likely \$1M roof project and HVAC and electrical upgrades are needed, as well as masonry repair.
- Mr. Cummings notes that interim measures are required for SY21-22, which may include tile replacement, area rugs, or wall to wall carpeting in the most problematic locations. If full replacement is likely in Summer 2022, that would inform his approach.
- Discussed what a full abatement project would look like. Three major components: design and monitoring; abatement, epoxy flooring. Quotes place these costs at \$17,000, \$378,000, and \$189,000, respectively, for a total cost of \$584,900.

- Mr. Ellis asked whether it would be less expensive to encapsulate (carpet) the classroom spaces and fully abate and re-tile the common areas that receive the most abuse. Noted that carpet in TFHS is still in great shape after 18 years.
- Requested Mr. Cummings solicit quotes so we can make a cost comparison between full building remediation methods.
- Discussed possible funding sources. This would not be eligible for ARPA funding. It may be MSBA eligible if we want to invest in this building for the long term. Not known if there are any EPA programs to assist with this – Mr. Ellis will look into that.
- Mr. Cummings plans to install wall to wall carpet in the two noted classrooms for the present time, given uncertainty as to long term plan.

3. Building Assessment RFP

- Mr. Ellis noted that other very timely procurements had bumped his availability to complete the building assessment RFP into August. The number of buildings involved may result in a somewhat extended assessment process and town review process.
- CIC members were asked whether it made sense to sub-divide the project into a series of contracts to allow us to get some information sooner, rather than having it be a lengthy project. They affirmed the preference for a comprehensive assessment.

4. Capital Planning Policy Review

- Mr. Ellis suggests that we delay this conversation to the next meeting as we are at the end of the current meeting time.

5. Capital Project Updates

- Mr. Ellis shared progress with the Council on Aging Roof and Spinner Park.

Adjournment.

Mr. Ellis moves to adjourn. Mr. Bowman seconds. Roll call vote passes 5-0.