

Capital Improvements Committee Meeting Minutes

Meeting held via Zoom

January 26, 2022

Meeting called to order at 3:00pm.

Attendees: CIC members: Greg Garrison, Steve Ellis, Jason Burbank, John Martineau (3:05). Joanne Blier, GMRSD. Caitlin Kelley, Tricia Perham, Libraries.

Roll Call used for all votes taken due to remote meeting format.

1. Approval of Meeting Minutes

Mr. Martineau moved to approve the meeting minutes of January 12. Mr. Burbank seconded. Motion passes 4-0.

2. Gill-Montague Regional Schools (see attached update)

GMRSD Capital Project Updates

Received update regarding numerous projects in process that were funded in past budget cycles. This included:

- Hillcrest ad Sheffield Intercom System (work begins summer 2022)
- Hillcrest roof repair (repairs made and holding, but ongoing concern)
- Façade Improvements (have not yet proceeded with this project)
- Administration Building Canopy Roof (needs to be bid. Material costs a concern)
- Central Office Façade (have not yet proceeded with this project)
- Sheffield/Admin Fire Alarms (Project is out to bid)
- TFHS Tennis Court Re-Surfacing (Complete, but wrinkles appeared, in warranty)
- TFHS Building Committee Assessment (Report is in-hand in draft form)

Building Project Request/Update

Brief discussion of the need for either extensive improvements to the Hillcrest, Sheffield, and Administration buildings or to pursue a new elementary school, likely and expansion of the Sheffield/Admin Building complex. This is viewed as more efficient than repair of two aged facilities with more limited MSBA support. Assessments suggest need for \$7-8M in repairs over the next several years as major systems are at or near end of useful life.

The MSBA statement of interest window is open until April. First step in considering the project would be feasibility and education program assessments. Discussed North Adams

SOI example and process for engaging Selectboards in this discussion. General indication is that \$55M would be the likely cost range based on other recent projects for what would be similar sized populations and grade spans. Believe that 80% would be the cap for MSBA support, making this a major capital expense.

Hillcrest Floor Abatement/Replacement Project (Winter STM Request)

Approaching this as a hybrid project, fully abating and replacing common areas, while encapsulating with carpet on an as-needed basis in classrooms. Current quote is \$261,650 and the request is \$285,000 to allow for contingency. However, due to age of the building and findings in some similar schools locally, there could be a need for additional abatement of sub-floors. Still waiting on testing to determine whether that is necessary.

CIC discussed many aspects of the project and consensus is that members agree with the proposed approach and feel it is a priority to have this work performed.

3. Public Libraries

Carnegie Library Driveway Engineering Request (Winter STM)

The DPW is now working with Library Director Caitlin Kelley to address drainage issues at the rear of the Carnegie Library. It was agreed that this work should be informed by a stamped engineering plan, which is already in process, being performed under contract by SVT Engineering. The proposed article would seek to recoup the \$5,270 cost of this plan, which is being covered by state library funds. This cost is dramatically lower than the original project as presented to the CIC. This is not a capital article based on the Town's definition and no recommendation is made relative to financing of the article, though the project is strongly supported.

Carnegie Library Basement Renovations

Ms. Perham explained that although basement conditions have been improved through some interim moisture remediation steps and removal of old carpeting, it remains unsuitable for long-term offices. This project would restore the basement to useable space, removing existing finishings and installing new moisture resistant finishings, and carving out an office space for the director, who does not have a space in which to work or have confidential employee conversations.

Extensive discussion of the proposal, which has been professionally estimated by Ms. Perham. Mr. Burbank raised the question of the accounting for related HVAC costs, which did not appear sufficient to support addition of private work space within the basement area. Additionally, Mr. Ellis suggested that the project would benefit from added contingency, as none was included in the estimate.

4. Review of Town Building Roof Assessment Reports

Matter deferred until a future meeting due to time constraints.

5. Adjournment.

Mr. Burbank moves to adjourn. Mr. Bowman seconds. Motion passes 5-0.