

## DPW Building Committee

March 16, 2017

(posted)

Present: Jason Burbank, Jay Dipucchio, Mark Fairbrother, Bob Macewicz, Ken Morin, Mark Williams, Walter Ramsey (Planner), David Jensen(BI), Steve Ellis (TA)(6:00), Jeff (W&S). . Public: Recorder reporter.

Ken Morin opened meeting at 5:34.

Minutes: Were not quite ready at meeting time.

Walter gave updates: We have the webpage up and running, all of our documents are on it.

Good news: Solar project at Sandy Lane is going ahead, they are going to the planning board. FRTA is going forward with buying a parcel on Sandy Lane, they are coming up with figures on improvements they will make to Sandy Lane as part of the p/s agreement.

Capping the landfill will cost 2.4m- far more than previously estimated (300K), (180K is left). Capping must be done before anything else, including the solar project, can move forward in sections. There are movements afoot to strike a deal with the solar people to get them to pay for part of the capping costs. There was a general discussion of alternative sites if the BD doesn't work. Primary is the original site on the west side of the landfill flatlands.

Can we only use part of the burn dump area and leave the rest as is to avoid some of the capping costs.

Walter passed out a very rough draft of what could be done to reuse the current site. Avenue A goes right through the site. Land has to be purchased. It is not a good site.

Ken: Perhaps we should continue to try to work with the various players to make something happen at the burn dump site.

DEP included more land in the current project because the Town had done some extra soil surveys and determined that the old burn dump site was larger than previously thought.

So, the BD needs to be capped before it can be used. The solar people want to build there. We want to build there. Perhaps we can leverage more money out of the solar company- take their contract payments to the Town "up front".

Steve cautions that the current discussions on this are only in a preliminary, collegial stage.

W&S will look at tweaking the current site plan to avoid some of the burn dump.

David fears we are going to have to make cuts to the project because of public sticker shock. General agreement that the three-entity scenario is worth pursuing as the burn dump needs to be capped regardless, and in this case we would have up-front help paying for it.

At this point there will be no presentation to ATM this year. We will still do the tour of the current garage for the public.

Steve: This delay will give the committee a longer, better chance to make the case to the taxpayers of the necessity of the 11M +/-.

Engineer guy suggests they do a more detailed plan and review to see if lots of small places to cut features and get a firmer and ultimately realistic project cost.

Ken: We should do a more detailed look at the proposed building plan to see if we can cut anything else while the W&S does their detailed.

Jeff will be at the April 4 open house/meeting.

Tech School built VSB for its vehicles because it recognized the benefits to the fleet and the people who use them.

W&S: The building itself isn't all of the cost because site prep will be large.

General discussion of the various parts of the current proposal and what percentage of the total cost for each.

Someone early on had asked about modular construction. Jeff estimates 150K savings if we went that way and feels it wouldn't be anywhere worth it. Two buildings, separate mechanical systems, etc.

Building is about 52% of the project cost- W&S

Jeff: The committee needs to sell this project in whatever form it come out as.

*Distance between wants and needs.*

*Don't let perfect be the enemy of good*

Steve: BoS, FinCom and CIC are interested in how a new building will effect operational costs.

Ken: Can we get an article about indoor/outdoor storage of vehicles into the Montague Reporter before the April 4 meeting? Jeff will write one and get into the MR.

Information Meeting: **April 4 @ 6:30** 2<sup>nd</sup> floor meeting room.

Next meeting after that **April 11 @ 5:30**

Adjourn at 7:20.