



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Present: Tom Bergeron (Highway Supt.), Bob Macewicz, Ken Morin, Steven Ellis (Town Administrator), Mark Fairbrother, Jay DiPuchio, Mark Williams, Ariel Elan, Jason Burbank, Neil Joyce (CMS – by telecon)

Absent: Pam Hanold, David Jensen Richard Widmer (Alternate Member)

Tuesday, January 29, 2019 @ 5:30 PM
First Floor Meeting Room

AGENDA

Votes May Be Taken

1. Approve Meeting Minutes of January 15, 2019
 - Motion to accept – unanimous in favor
2. Hear report from HKA site visits to Berlin and Wakefield facilities – Present were Tom, Pam, Ariel, Ken – sites visited were Berlin DPW and Wakefield Gas and Municipal Light Garage.

Berlin – Exterior was beautiful / stone veneer, and large doors. Interior bays were large, open, serviceable. Large Bay was used for a wash bay (middle of floor), with central sloping drain (not preferred). Noted they were washing trucks outside the building on the day of the visit. Conference room would not necessarily be needed in Montague. Locker rooms were open with adjacent shower rooms. This was not viewed as preferred – separate facilities are preferred. Bays had an open ceiling (30' in bay garages). Planning for 20' at eaves, with approx. 30' at peaks. Like to place HVAC equipment outside of high areas / walk up access was preferred. Straight parking, with drive-through bays, with small mezzanine in Maint Bay (used for electrical room and HVAC equipment. Exposed conduit and large bathrooms were not desirable.

HVAC was 100% electric – FHA and high equipment in vehicle storage. Maybe VRF or otherwise in office areas. Stratification fans used

Verify: Interior of buildings in bays (sandwich panel) / Pre-Engineered Metal Bldg (this was confirmed post-meeting) Insulation systems – inherent benefits to either?

Wakefield Municipal Gas & Light: Very tight site / long tapered building. Large Office spaces, parts warehouse, mezzanine truck space (drive in-drive out). Somewhat cluttered. Steel frame with exterior red brick veneer. Roof was a EPDM / double pitch / some leaks over first few years, but have been addressed.

Interiors – gas unit heaters, drive-in / drive out, stratification fans utilized.

Epoxy Floor Systems – yellowing showing on finish of both projects- Why?? / Longevity is a plus, but need to understand discoloration

Heating systems – redundancy of in floor radiation, ventilation with ERV. Further discussion with MEP consultants is recommended. Metal panels additive in cost?

Membrane roof – limit foot traffic, solar requires ballasting, accessibility concerns to solar panels (walking),

Insulation – lowest life cycle costs? Interior Vapor concerns (truck melting?) Metal sandwich liner panels may be more expensive

3. Discuss suitability of design changes proposed by HKA relative to the Montague Public Works Facility building project

Committee preference to address the current design, vs. changing to an alternative design:

- Metal Bldg with sloped roof; Re-indorse pitched roof with standing seam metal, of generally the same size the existing study foot print, and interiors to be evaluated. A second was heard. CMS suggested considering sloped roof with asphalt shingle due to potential cost savings, which was not supported by the committee. Vote – Unanimous in favor of motion.
- Radiant heating, and extent of same.
- Review of interior office spaces still open for further consideration;
- Windows for daylighting, perhaps some skylights, etc.

4. Discuss possible early site clearing/timber harvesting work and bid process

Review of proposal - +/- 5 Acres of clearing is contemplated. It was noted that abutters would be able to review final site plan and limits of clearing. Utility pathways would need to be coordinated. A 200' buffer was suggested to the abutters previously, based on other projects in Town. Suggested to engage abutters in discussion prior to proceeding. Inclusion of a site plan (limits of clearing / structure / new planting) for this discussion is critical.

Review passive construction considerations with Greg to confirm clearing site moving forward.

Committee expressed concern with objectivity of estimates – CMS will verify cost estimates provided by HKA.

5. Topics not Anticipated in 48 Hours of Posting

6. Confirm Future Meetings Schedule –

Committee Only - Next Tuesday, February 5th at 5:30 PM

Committee & Architect – Tuesday, February 12 at 5:30 PM

7. Motion to Adjourn at 7:30 pm.

The Town of Montague is an equal opportunity provider and employer