



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Tuesday, February 20, 2019 @ 5:30 PM

First Floor Meeting Room

Present: Pam Hanold, Bob Macewicz, Ken Morin, Steven Ellis (Town Administrator), Mark Williams, Jay DiPucchio, Tom Bergeron (Highway Supt.), Neil Joyce (CMS), Jason Burbank, David Jensen, Ariel Elan, Mark Fairbrother, Gregg Yanchenko (HKA), Mike (HKA)

Absent: Richard Widmer (Alternate Member)

Discussion Items:

Votes May Be Taken

1. Approve Meeting Minutes of February 5, 2019 – motion to accept, second. Unanimous in favor, one abstention.
2. Prequalification Process – Revisited
 - Discussion of high points and low points of process. Motion to not prequalify. Unanimous in favor with one noted abstention.
3. Architectural Update – Site Plan, Elevations, Floor Plan
 - Floor Plan – Review of Weston & Sampson plan from study, and met with Tom previously and reviewed spaces / received input from DPW personnel.
 - Public Entrance, Front offices and Admin spaces, Adjacent “Ready Room” for 24 seating, Separate Employee Entrance adjacent to locker rooms. Shop area with stair entrances to second floor mezzanine, Shop

spaces, Mechanic's Office and Maintenance bays. Vehicle storage areas (parking arrangement for perpendicular or angular, adjacent wash bay and exterior covered storage. Vehicular storage area has drive-through capability.

Exterior Elevations – Metal Panels with sloped roofing. Overhead doors

Adjustments made in discussions with Tom and DPW personnel included:

- Reduction of meeting room (utilize as storage, and add a single restroom for public use at main lobby area.
- Enlarged Maintenance Bays, Overhead Lifting capacity in multiple bays / full length 10-tn capacity.
- Push Wall outward to eliminate canopy / make all interior space Next increase of 1 bay in length, and 1 bay wide.
- Closure of the mezzanine was suggested to minimize exhaust fumes, although no consensus was reached.
- Discussion on number of bathrooms – ADA vs MAAB and reasonable accommodations. Minimum is 1 Male / 1 Female and 1 accessible unisex at front entry. Convenience toilet room is provided for mechanic. May be able to reduce by one fixture in each locker room
- Discussion on Corridors and the size / width. Sized with two-persons in mind.
- Discussion on overall building size and adherence to overall construction budget presented in study. Increase in size is due to storage of the vac-truck / storage outside of maintenance bays. Increase to approx. 32,000 GSF
- Discussion on solar – HKA confirmed structure must support solar loads per 9th Edition Code.
- Discussion to include stairs to mezzanine from garage areas, and tighten up on offices to eliminate 1 bay – nets out to SF reduction of approx. 5,000 - 6,000 SF.
- HKA Recommend 4" walls and 6" roof panels. This may be revisited by the committee, when reviewing other energy matters.

- Radiant Heating in Vehicle Storage Areas – 4,700 SF +/- included in maintenance areas. To include radiant heating in balance of vehicle storage area is +/- \$200-\$250K. This was noted to be in addition to ventilation system of the storage area. DPW preference was to include overhead crane in maintenance areas in lieu of radiant heating in vehicle storage areas.

Site layout

- Proposed building orientation puts office near entrance driveway and maximizes solar. Shift driveway to north along Turners Falls Road, closer to entrance to PD and FD buildings. Ken noted that land is owned by Fire District, and proper deed language would have to be completed. With this scenario, we may be able to limit clearing along Turners Falls Road elevation.

4. Topics not Anticipated in 48 Hours of Posting
5. Confirm Future Meetings Schedule - March 5 2019 at 5:00 PM
6. Meeting Adjourned – 8:15 PM

The Town of Montague is an equal opportunity provider and employer