



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Tuesday, March 5, 2019 @ 5:00 PM

Present: Pam Hanold, Bob Macewicz, Ken Morin, Steven Ellis (Town Administrator), Mark Williams, Jay DiPucchio, Tom Bergeron (Highway Supt.), David Jensen, Ariel Elan, Walter Ramsey (Town Planner), Chris Rice (Building Inspector), Mark Fairbrother, Jason Burbank

Gregg Yanchenko (HKA), Mike Vianna (HKA), Neil Joyce (CMS),

Absent: Richard Widmer (Alternate Member)

1. Approve Meeting Minutes of February 20, 2019 – Motion as presented / All in favor / unanimous.

2. Architectural Update / Committee Input:

a Building Plans & Update:

- i Summarize Options from Last Meeting – Two options – Option 1 with truck canopy outside of enclosure, and Option 2 with truck canopy inside enclosure. Overall size of building with enclosed canopy was 32,000 GSF, miscellaneous small details. Driving factor was to include vacuum truck inside storage. Asymmetrical Roof Scheme vs symmetrical roof scheme – either was open, but roof will be pitched/sloped.
- ii Option 1 – last meetings plans.
- iii Option 2 - Summarize Changes from Committee requests at last meeting. Marching orders last meeting were to eliminate one bay, and reduce footprint to approx. 180 x 154, or 27,000 GSF. Part of reductions reduced closets, corridors and size of Ready Room to accommodate 16 persons / concerns may be too small (up to 25 persons may be required, considering future growth). Larger vacuum truck is driving the increase in SF from study. Concern is with more vehicles inside, ventilation requirements will increase. Stacking of vehicles thought to be inefficient – partially alleviated by overhead doors. Added doors will create energy loss and increase in heating expense. Tom B clarified that all pickups are unleaded (gas) and all six wheelers are clean-burn diesel. They are started at start of shift and are out

for the duration of the day. Code required sensors will reduce build up of fumes / automated exhaust. Suggestion to increase Ready Room / eliminate corridor.

- iv Option III – similar to Option 2, but eliminated more corridors. Down side is increased interaction between staff and employees, as well as eliminate public bathroom.
- v Bathroom discussion – suggestion to not include public restroom would not be convenient.
- vi Motion – Recommendation to expand footprint to fully enclose all vehicle storage, with no exterior vehicle storage considered. This represents a net increase of approx. 2,000 SF of interior space when compared to the W&S study and budget. Benefit in added vehicle closure area. Unanimous in support of motion.
- vii Motion – Recommendation to keep mechanic’s toilet (clean vs dirty / standard / non-ADA). 7 in favor, 2 opposed.
- viii Motion – Office Layout – Option III with added public bathroom and expanded ready room. Add closet to Supt’s office. With public bathroom and mechanic’s bathroom and was seconded. Motion was withdrawn.
- ix Motion – Office Layout IIIA– Sketched floor plan on existing plan – in summary: flop Director’s office to ready room / ready room to records area, public bathroom, and add single corridor connection. Mgr’s office separated Employee parking area to east elevation. Map / Plan room with kitchenette. Some records storage will be required. Motion with second. Discussion – concern was raised noting vote on plan that had not yet been drawn. Further concern that continued discussion will not meet requirement to getting to bid. Unanimous approval (7-0) with two abstentions.
- x Motion – Mezzanine end wall above maintenance areas, with open rails along vehicle storage, and two sets of stairs for mezzanine access - Unanimous in favor 6-0. It was noted that Committee Members Hanhold, Elan and Burbank were not present for this vote.
- xi Overhead Doors vs Roll-Up Doors – Sectional Overhead doors uniformly throughout the building, with one roll up (interior at mech bay). All in favor – unanimous.
- xii Limits of Radiant Heat –
 - 1 Estimated cost \$8,514,701 bldg cost with 10% contingency (\$9.3m total)
 - 2 Radiant Heat adds \$18-20/SF – Repair Area \$103,000, Shop Area – \$49,000, vehicle storage area \$337,000 for Vehicle storage area. Slab thicknesses increase (6” subslab with 4” topping slab) vs 8” without

radiant heating. Oil heating is believed to be most cost effective source per HKA. Energy subcommittee members shared electrical costs may be more cost effective. Look at further- source of heating (propane, oil or electric) to be confirmed. Consideration for operating costs should be considered. Motion to include radiant heat at Mech Bay and wash bay, and include as an alternate in vehicle storage areas, with second. 9 in favor with 1 opposed.

- 3 Motion to include shop space radiant heat – as part of base bid. Discussion noted that budget does not support radiant heat added into the budget. 2 in favor with 7 opposed. Motion failed.
- 4 Suggestion to make a motion to include shop space radiant heat as part of the alternate – with a second. 7 in favor, 1 opposed / 1 abstention.
- 5 Request to include heat pump as source of heating with HVAC consultant at a future date.

b Building Elevations

- i Updated Exterior Elevations

c Site Plans:

- i Summarize Options from Last Meeting – Traffic flow in a clockwise motion. It was suggested traffic pattern should be counter clockwise. Parking should be adjacent to employee door ways (north side of the building). Sufficient staging of vehicles during break / lunch times.
- ii Proposal for Shared Access with Public Safety Curb Cut – overview plan presented / modification to existing conditions would be required. 90-degree approach to Turners Falls Road. Adjustment to existing grades and utility pole considerations. Subject to approval of Chiefs (PD and FD).
- iii Building Elevation raised to 107 +/- . Site believed to be balanced of cuts / fills. Drain from gutters underground to retention basin.
- iv Motion to accept site layout concept as proposed, subject to Chief's approval. Concept flow. 7 in favor, 0 opposed, 2 abstained.
- v Scope / Extent of Clearing and New Landscaping – to be confirmed.

d. Building Finishes:

- i. Overhead Door Preferences – Sectional Overhead Doors vs Roll-Up Doors – Sectional Overhead doors uniformly throughout the building, with one roll up (interior at mech bay). All in favor – unanimous.
- ii. Interiors (Walls, Floors and Ceilings) - Finishes- Epoxy Floors throughout, Ceramic on Walls in Bathrooms and locker rooms, shop areas will be block

walls (12-16' ht / gyp to underside of roof), GWB on metal stud in office areas, all surfaces to be painted. Motion / second with unanimous approval. 6-0. It is noted that Committee Members Hanhold, Elan and Burbank were not present for this vote.

iii. Exterior Color Preferences – Committee will review exterior metal panel color options at a later date.

iv. Metal Sandwich Panels vs. Batts with Scrim – Noted that Metal Sandwich panels were included in cost estimate.

3. Cost Estimate

- a Review Estimated Cost of Building vs. Study Budget – Noted that current estimate (\$9.3M) was over budget. Radiant heating was included in those numbers. If radiant heating was presented as an additive alternate, the project is in general agreement with budget.
- b Potential Alternates - Radiant heating was identified as a potential add-alternate (wash bay and vehicle storage), with some radiant floor heating as base-bid scope (Mechanic's bays).
- c Committee Priorities – Radiant Heating, in addition to salt storage enclosure and potential for fueling station were discussed. HKA will further develop sketches for bidding purposes.

4. Milestones and Schedule – CMS prepared and distributed a summary level schedule of the proposed meetings and topics of discussion over the next 6-8 weeks, culminating in distribution of documents for bidding in May and receipt of bids in June.

5. Topics not Anticipated in 48 Hours of Posting – none heard.

6. Confirm Future Meetings Schedule

Next committee meeting is 2 weeks – March 19, 2019 at 5:30 PM