



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Tuesday, February 18, 2020 @ 5:30 PM

Present: Ken Morin, Mark Fairbrother, Mark Williams, , Pam Hanold, Bob Macewicz, David Jensen, Jason Burbank, Jay DiPuccio, Ariel Elan, Steven Ellis (Town Administrator), Tom Bergeron (Highway Supt.), Neil Joyce (CMS). Absent: Roger Hoyt (CMS)

Call to Order – 5:30 PM

1. Approve Meeting Minutes of February 11, 2020 - Motion to Approve. Second with Unanimous Approval with 2 abstentions.
2. Progress Reports:
 - a. Construction Update
 - i. Wall Panel Installation Underway.
 - ii. Secondary framing, roof purlins and bracing are completed. Composite Floor Decking is completed at the mezzanine.
 - iii. Upcoming work includes underground plumbing, continuation of water line installation and underslab piping.
 - b. Budget Update
 - i. No changes noted since Feb 11th meeting.
 - c. Change Orders:
 - i. Change Order #1 has been issued and is currently working though signatures.
 - ii. Potential change orders for, unsuitable soils (tree roots), additional gravel, and salt shed modifications (gravel fill and trench drain) are being reviewed.
 - iii. Total of \$72K is included in the budget for potential liabilities (unresolved change order proposals).
 - d. Fuel Facility Update:
 - i. Committee was provided with cost estimate received from Dependable Petroleum Services, in the amount of \$375,000 (all inclusive of canopy and sprinklers). Fire Dept confirmed fire suppression would not be required due to size of fuel tanks and intended non-commercial use. Pricing Alternatives are close to limits authorized by Select Board, inclusive of canopy. CMS prepared

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estimated pricing options for consideration as follows: Option 1 – Fuel tank and pumps only (\$403K), Option 2 – Fuel tanks and pumps with Canopy (\$440K), Option 3 – Fuel Tanks and Pumps with Fire Suppression (\$466K) , Option 4 – Fuel Tanks and Pumps with Fire Suppression and Canopy (\$483K). It was clarified that the proposed Canopy would be an added benefit in providing protection for pumps from weather. Motion to go forward with Option #2, and seconded. Steve Ellis confirmed no immediate plans to redevelop current site (transfer station) of existing tanks. Dave Jensen questioned if there was any residual value of the existing tanks. Response provided did not suggest the Town would capture any benefit from reuse of the tanks, but alternative sources of disposal would be further explored. Ariel suggested Option #2 would be preferable. Vote unanimous in favor of Option #2.

- ii. Fork Lift: Fork truck request / five bids solicited with five quotes received with pricing starting at \$24K. Range of proposed equipment will include sufficient height to reach mezzanine at 3,000 LB and meet all current safety standards. Side shift with extended tilt and three stage lift was specified. The preferred vendor, inclusive of available rebates is the Toyota model at \$24K, with 15' max height. It was further qualified that the preferred model included solid tires / propane fuel. A review of FF&E allowances in the overall budget numbers was reviewed. Motion to proceed with Toyota Fork Truck, with a second. Committee voted unanimously in favor of the Toyota Fork Truck.
- iii. Tire Changing Machine and Spin Balancer – Benefit to department and other Town agencies who will use this equipment. Estimated cost was \$16K / Snap-On model, with other vendors from state contract requested but not yet confirmed. It was suggested this with 8-10 pick-ups, 8 police vehicles, expense would not provide substantial savings over what is expended at commercial location. Steven estimated a 10-year ROI on the equipment based on the number of vehicles and estimated number of tire changes per year. Flexibility and availability are benefits that the Town may realize if this purchase proceeds. A request was made to table the issue and perform additional analysis for further investigation.
- iv. Communications Update – Communications – pending receipt of quote from Goosetown and Beltronics. CMS will extend request for pricing to Cybercomm (3 base Units, 30 Mobiles and 6 Hand-helds, in both Motorola and Kenwood with appropriate antennas). Committee will be requested to take action at later date.

3. Confirm Future Meetings Schedule –

- a. Tuesday, March 3, 2020 @ 5:30 PM

4. Furniture & Equipment:

- a. No change in status

Motion to Adjourn 7:00 PM

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