



# Montague Fall or Winter Special Town Meeting SPECIAL ARTICLE REQUEST – CAPITAL EXPENSE

This form is intended for use with capital article submissions  $\geq$  \$25,000 with a lifespan of 5+ years. For major building projects, please consult the Town Administrator.

**FY 23**

**Please complete this form in its entirety! Initial Submission due November 1**

**Mark "X" as applicable: \_\_\_ Fall STM or \_\_\_X\_\_\_ Winter STM**

Department: Selectboard Submitted by: Steve Ellis

Item/Project Cost: \$150,000 Date Prepared: October 26, 2022

Item/Project Title: Colle Building Roof Replacement Project

### Proposed Article Wording:

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of **\$160,000**, or any other amount, for the purpose of replacing and insulating the Colle Building roof and any related improvements, including any and all incidental and related costs, or pass any vote or votes in relation thereto.

### Detailed Description for Background Materials: *(Provide a full description of the item or service. Use attachments as needed.)*

The Town commissioned a grant-supported assessment of the Colle Building roof in January 2022. The study observed that the EPDM, installed circa 2002, was near the end of its useful life, but still functioning. It advised replacement of the roof and the addition of code-compliant insulation. This is a Town-owned property that is under lease to the Center for Responsive Schools. Lease revenues exceed expenses and the balance of revenue collected (\$421,600 as of 10/1/22) would be used to fund this project.

The expected cost of the project was previously estimated to be \$22 to \$25 per square foot, \$114,400 - \$130,000, but preliminary review by a design firm in September placed the expected cost closer to \$150,000. This opinion of probably cost will be further updated as part of a design study that is expected to be completed in January 2023.

Note that the Town intends to bid this work alongside replacement of the smaller front roof of the Shea Theater, as it will create cost efficiencies. A previous appropriation of \$60,000 is still expected to cover the full cost of that project.

Enter response

Have you received an estimate as a basis for cost? (yes/no)

Yes \$150,000

- If yes, please attach estimate

Are grant or other funds available to offset cost? (yes/no)

No

Is there a lease option for this expense? (yes/no)

No

Will this item or project replace old equipment? (yes/no)

No

If replacement, estimate surplus value:

Will it create other ongoing costs or savings? (yes/no)

future maintenance and repair cost will be avoided

Why is it essential that the Town makes this purchase in the coming fiscal year?

The roof is near the end of its useful life and should be replaced now, before it becomes a maintenance issue and presents risk to the building. It has experienced leaks in the past two years and further failures are increasingly likely. The building is a fully finished professional office space that serve 60+ people, making interior and exterior repairs both expensive and disruptive to the tenant.

The Town could opt for a recovering of the roof at lower cost but would not then be able to bring the building into code compliance, as insulation would not be improved. It is believed that full replacement is the better long-term investment for a building of this quality.

Relative Priority

Your assessment of the how important this is to the Town at the present time.

Critical Importance      Highly Important      Moderately Important
O                                      X                                      O

If you are submitting more than one project, how does this rate relative to the others you are submitting?

First                                      Second                                      Third                                      Fourth or Lower
X    O    O    O

Comments on relative priority:

[Empty dotted box]



Final recommendation of Capital Improvements Committee:

Support

Not Support

Comments on Recommendation:

[Empty dotted box]