

Capital Improvements Committee Meeting Minutes

Montague Town Hall, Upstairs Conference Room

One Avenue A, Turners Falls

4:00pm Wednesday, August 22, 2018

Attendees: Capital Improvement Committee (CIC) members Fred Bowman, Greg Garrison, Josh Lively, Bob Obear (4:07), and Steven Ellis; Montague Energy Committee member Ariel Elan (4:10); Christopher Sawyer-Laucanno. Meeting called to order at 4:05 PM by Chairman Fred Bowman.

I. Review and approval of minutes

- Mr. Garrison moved to approve minutes of June 27, Mr. Lively seconded. Motion passed 4-0.

II. Ongoing Project Updates

GMRSD Projects

Mr. Ellis began updates by acknowledging that the Gill-Montague Regional School District Facilities Manager, Jim Huber, resigned in mid-July, which may cause significant disruption to some planned capital projects. Discussion ensued regarding:

- Installation of the pillars and improvement of the landing and stairs at the District Administration Building on Crocker Avenue. Without the Facilities Manager, who had a Construction Supervisor's license, this project is now stalled.

Discussion of what the appropriate next steps will be for that project. Mr. Obear outlined the complexity of the job and questioned whether it ever made sense for the district to do it with its own staff. It was suggested that perhaps the entire front porch might be reduced in scale to reduce potential cost and whether the pillars were at all necessary. Mr. Sawyer Laucanno said that while the pillars are not the primary support to the porch roof, they should be considered structural. Noted that a bad short term fix is likely to lead to more significant long term costs.

It was suggested that a structural engineer may be needed to develop a thoughtful approach to the project, but that would likely require a special Town Meeting vote to appropriate funding for that purpose. This highlights the need for better access to engineering services, possibly through a budget line for that purpose.

- Hillcrest electrical improvements: Were successfully bid and work is expected to be completed before the end of the calendar year.
- Sheffield rooftop heating units: Three new units, two heaters and one HVAC, are scheduled to be installed before the new school year.
- Hillcrest security doors/entry way: Were another item dependent on the previous Facilities Manager's expertise. We will need to wait to see what his replacement has to offer in regard to this project.

Shea Theater

Mr. Sawyer-Laucanno, who has been assisting the architect hired to assist with the development of a warrantable roof fastening schedule, explained that the Town thought we had a solid plan for the roof that was ready to bid after extensive discussion with representatives of GACO/Firestone, manufacturer of the sealant proposed for the roof re-sealing project. Unfortunately, that work was undone when the

manufacturer's warranty assessor visited the roof and noted several issues with the approach used to protect the roof from ducting and other items installed on the roof, as well as the approach to sealing the coping along roof edges and the condition of roof drains. Rectifying these problems in addition to re-sealing might push us over budget.

Of greater concern, GACO could not guarantee a warranty would be issued until after ballast was removed from the roof, which is past the point of no return for the project. The Carlisle membrane appeared good, but the assessor was concerned about the underlying foam insulation. Mr. Ellis outlined that to learn there is no warranty available at that point would leave us in a position to: move ahead with the job, but no warranty; make repairs as required and then move ahead, with a 10-15 year warranty; consider whole roof replacement with a 30-year warranty.

Mr. Obear spoke with GACO representatives and feels confident that we could patch the roof effectively if it begins to leak at some point after the ballast is removed and the membrane is re-sealed, but acknowledged it is an imperfect solution. Mr. Garrison considered it a non-starter that the work would be done absent any warranty, as there are too many failure points in the project as it now sits. This resonated with the group. There was no certainty as to what it would cost to replace the roof, but a loose consensus that it might be in the range of \$250,000.

The relative urgency of the project was discussed. After 13+ inches of rain this summer there is no indication that we've had leaks. It was noted that the roofing specialists Mr. Sawyer-Laucanno spoke with felt it would survive another winter. The group requests that the DPW go over the roof carefully to ensure it is patched and fastened as well as possible this September.

Mr. Garrison moved and Mr. Lively seconded recommending to the Selectboard that the Town Administrator be authorized to use some of the Shea Theater roof repair appropriation to secure the services of an engineer and commercial roofing company to properly spec and cost out full roof replacement and provide a cost comparison to guide the decision making process from here. The committee then voted 4-0 in favor, with Mr. Ellis abstaining.

Colle Improvements

Mr. Sawyer-Laucanno shared that the North Side window and soffit work on the Colle was advanced to allow for the now delayed Shea roof job to be done this fall. Nonetheless it is good to have it done. Obear Construction did the work at less than half the price of the only other bidder and did it to a high standard.

The next part of the project will be divided into two phases. We will bid the weatherization project, adding new interior compression storms in select areas and improving the sealing of existing interior storms in all other areas, as well as sealing doors and transoms. The next phase of the project will be the masonry and exterior window work. This will be bid in February and completed in spring 2019. We will use FRCOG procurement services to ensure a timely process.

Council on Aging Porch Replacement

After less than responsive communication for much of the summer, Mr. Ellis received word that they intend to start work in early September. Mr. Sawyer-Laucanno will serve as pro-bono architect for the project and they expect a kick-off meeting in the near future.

DPW Facility Progress

Mr. Ellis updated the committee on the progress of the Public Works Facility Building Committee. The RFQ for Owner's Project Manager (OPM) services was posted August 1st. The Town received 22 requests for plans and 12 firms were represented at the bidder's conference held on August 15th at the Public Safety Complex. We are hopeful that we'll have several good bids to choose from. Bids are due September 6 with an expected award toward the middle of October.

Note that this is a qualifications based selection process, meaning that prices will not be submitted. That is left to negotiations after the best qualified OPM is selected.

Town Hall Needs

Mr. Ellis noted that the Town is looking into doing some re-pointing of the brickwork along the south side of the building, as it is showing signs of disrepair. Mr. Sawyer-Laucanno noted that the work required is more extensive than originally thought, so a phased approach to getting the work done may be necessary if the budget is not there in the current year.

Mr. Ellis noted that the Town Hall Annex roof is now a substantial concern. Mr. Lively noted that water is coming in not only in the equipment bays, but in finished spaces and through light fixtures. The areas of concern also include other lower roof sections on either side of the back entrance to Town Hall.

Next Meeting

The CIC agreed that the Town Hall Annex Roof should be a focus of our next meeting, with a focus on what the Town can do right now to improve the situation and what the DPW will do to get a reliable quote for the project. Also, they want to discuss the Unity Park Fieldhouse roof and receive a recommendation from the DPW as to how to proceed and whether the jail can provide a work team if the Town purchases materials.

It was noted that Mr. Ellis cannot attend the next meeting due to surgery. The meeting date will be September 12th at 3pm.

III. Meeting adjournment

Mr. Bowman moved to adjourn at 5:40 pm and Mr. Obear seconded. Motion passed 5-0.