

**Capital Improvements Committee Meeting Minutes**  
**Montague Town Hall, Downstairs Conference Room**  
**One Avenue A, Turners Falls MA**  
**February 12th, 2020**

Attendees: Capital Improvements Committee members: Steve Ellis, Fred Bowman, Bob Obear. Energy Committee member Ariel Elan. Gill-Montague Regional School District representatives Joanne Blier and Heath Cummings.

**I. Approve minutes of February 5, 2020**

Minutes not yet available.

**II. Discussion of GMRSD special article requests**

**A. Building Assessments:**

The representatives from GMRSD presented the committee with a new special article (actually 3 which would all serve the same purpose) that would provide for comprehensive building condition assessments along with fifteen year capital plans for Hillcrest Elementary, the Sheffield School/GMRSD Administrative building, and the Turners Falls High School. While the estimates for repair, which would be a part of the assessment, may not reflect exact final costs, the order of magnitude for repairs will be valuable in helping to understand what the building needs and expected costs will be.

The timeline for completion of the assessments is estimated between 3-6 months from the date the assessment begins. This should reasonably align with our capital improvement article submission schedule next fall. When the possibility of larger capital projects that might be supported by MSBA was raised, Mrs. Blier shared that the MSBA building study grant phase begins anew each year and sometimes it takes years for a project to be realized, as in the case of the Gill Elementary School where the district is applying for a roof again, and has been for multiple years.

**Mr. Garrison moves to recommend building assessments for all three buildings. Mr. Ellis seconds. Passes 5-0.**

#### B. Tractor:

A quote for the replacement tractor is provided along with the request form. Total cost about \$48,000. Tractor will replace a poorly maintained and smaller tractor, which is now unable to pull the mower deck used to maintain fields.

#### C. Hillcrest Facade Work, Brick and Windows:

After meeting with several masons, one of which believes that an engineering study would be needed to plan for repair of the Hillcrest facade, GMRSD contacted local mason Scott Allen. It is his belief that a majority of the project isn't structural in nature. Scott Allen provided an estimate for repair which came to \$49,000.

A second component of this project is window framework repair and repainting. It is believed that lead abatement may be necessary. District is currently awaiting the estimate for the lead removal. Beyond the lead portion there is also a good deal of deterioration to the frame work, especially on and around the sills of the windows. The windows were installed in 2006 and it is believed that not all of the rot was replaced at that time. The committee discussed replacing the entire window and frame, would it be cheaper than abatement? There is also a roof repair portion of this article and the committee considers asking to have this special article request broken into multiple requests. Committee awaits delivery of estimate for lead abatement.

#### D. Admin Building, Brick Repointing, Gymnasium Skirt Repair:

The concrete skirt that surrounds the Sheffield Gymnasium (approximately six feet above grade) is failing. The concrete is spalling and bits of rebar are visible behind. Garland Construction suggested a modest repair followed by encapsulation of the concrete skirt using metal, possibly copper. This estimated cost came in higher than expected at \$40,560. The original thought was that the cost would be closer to \$20,000. Committee awaits delivery of estimate.

#### E. Sheffield Library Dividing Wall:

The original request for \$20,000 is expected to cover the project cost. An estimate for \$14,820 has been submitted. In addition to this estimate there will also be some necessary electrical work to alter the lighting and switches as well as install necessary fire alarm and signage. The diving wall will be forty five feet 45' and run floor to ceiling. The wall will consist of metal studs and drywall with a pass through door. Heat is properly established for this project and will not need to be expanded.

#### F. Tennis Surface Resurfacing:

Article Request for \$60,000. The tennis courts at the high school are plagued with numerous cracks which stem from improperly installed bollards (posts). The repair would consist of a thorough cleaning followed by fabric patches and layers of surfacing agent. This project would not consist of milling and asphaltting of the courts but rather the application of a composite resin liquid. It is noted that the MIAA has warned officials that the courts need to be resurfaced soon or TFHS will lose the ability to host matches at home.

#### G. Hillcrest Bathroom Fixtures and Stalls:

The teacher bathrooms seem to be designed for children and not adults. Complaints about lack of privacy have been made, with dividers too low to provide screening. A quote of just under \$15,000 was received which would provide for the installation of newer private stalls as well as the removal of a concrete partition. However, this would require change-out of some fixtures and no quote for plumbing work was provided.

Other Quotes: The entry canopy for the GMRSD Administrative Building side entrance has failed and a quote of \$6,570 has been received.

The committee discussed the depth of the list and wonders if the district can handle the replacement of the tractor through its own resources, which would allow the potential to get deeper into the list of articles. Mrs. Blier indicated the district would consider the possibility.

The committee received and discussed updates relative to ongoing GMRSD projects and it was noted that substantial progress has been made since Mr. Cummings joined GMRSD staff.

### **III. Set next meeting date.**

The committee discussed plans for next week's meeting with the Water Pollution Control Facility and the meeting on 2/26 with the Library.

### **IV. Adjournment.**

**Mr. Garrison moves to adjourn. Mr. Obear seconds. Passes 5-0.**