



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Wednesday, April 17, 2019 @ 5:30 PM

Present: Ken Morin, Pam Hanold, Bob Macewicz, Ariel Elan, Mark Williams, Jay DiPucchio, Tom Bergeron (Highway Supt.), Neil Joyce (CMS), David Jensen, Jason Burbank, Mark Fairbrother (partial)

Absent: Richard Widmer (Alternate Member), Steven Ellis (Town Administrator), Roger Hoyt (CMS), Chris Rice (Building Inspector), Walter Ramsey (Town Planner)

1. Approve Meeting Minutes of April 2, 2019 – Motion to accept as amended. All voted in favor. Committee member Burbank was not present for this vote.

2. Architectural Update / Committee Input:
 - a Building Plans & Update:
 - i Floor Plan Review – See item #3
 - ii Radiant Heat – Further Discussion on Cost / Payback. Various methods of installation were discussed. CMS confirmed with the committee that contractor’s means and methods are their responsibility. Ultimately it is a performance specification, and how the contractor meets the intent of the specification is their responsibility.
 - 1 Question on the spacing of tubing and density of system in slab – likely controlled with temperature of water / not density / spacing of tubing.
 - iii HVAC Systems – Further Discussion on Cost / Payback.
 - 1 Confirmation of data presented last meeting, and acceptance of same by the committee. Tom Bergeron spoke with service provider of current system maintenance and spoke with proposed hybrid system put forth by the committee last meeting. Service vendor noted that obtaining parts may be an issue down the road. Savings maybe offset with cost of maintenance.
 - 2 The committee was requested to consider revisiting the decision made last meeting for incorporation of the hybrid system.

- 3 Committee member Elan noted some designers and contractors are more knowledgeable about heat pump and hybrid systems than others and may constitute a change in service vendors. Similar discussion on substitutes and inability to guarantee a specific unit or manufacturer (open to substitution) associated with the hybrid system.
- 4 Current facility utilizes approx. 6,000 gallons of fuel (poor envelope and low insulation). Believe we will do better, but general belief is current numbers are thought to be overly conservative and will be improved during operation if managed properly.
- 5 No motion was heard to change direction of the committee received at last meeting.

3. Update on Select Board Report

- a Interior Column Removal – Select Board recommended protection of interior columns with concrete bases. Thought process was to eliminate the columns on 6-Line and make for open floor space. Less interior obstructions were thought to be better, and W&S design was an open floor plan (few interior columns). Proceeding without interior columns at vehicle storage areas.
- b It was noted the building roof lines are now symmetrical (peak in middle of structure). It is believed this was modified to accommodate the clearances required at the roof line at each perimeter.
- c HKA - Confirm roof will accept solar panel clips in the future. Confirm spacing of snow bars will coordinate / compliment solar panels.
- d Update on Geotech Investigation – sound soils were encountered / traditional design will be utilized.

4. OPM Update

- a Milestones and Schedule –
 - i April 22nd – Select Board Update
 - ii May 1 – ZBA Site plan review
- b Guidelines and Order of Alternates
 - i Review that Alternates must be taken in order per statute requirements. Committee should consider order of alternates to be voted on at a later date.
 - ii Radiant Heating and Salt Shed have been identified as potential alternates
 - iii Fuel Station – separate project / funding alternatives and grant sources to be investigated.

5. Topics not Anticipated in 48 Hours of Posting

Site Plan / Review of Clearing at Cemetery boundary – Some recommend saving selected oaks in better condition, with most white pine to remain (low growth / smaller trees). Suggested moving row of planted trees back toward gravel area (materials storage area). This was addressed with abutter meeting / to maintain as much as feasible around this area. Leave vote as it stands (to clearcut) and inform tree contractor to maintain existing bordering to the best practical. Committee to mark trees to remain, for future coordination with eventual land clearing contractor.

6. Confirm Future Meetings Schedule

Committee Meeting – April 22nd at 6:30 PM (Prior to select board meeting)

Select Board Update – April 22nd

ZBA – Site Plan Review – May 1

7. Motion to adjourn 7:40 PM