



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Tuesday, February 11, 2020 @ 5:30 PM

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

Absent: Jay DiPuccio, Bob Macewicz, David Jensen.

Call to Order – 5:45 PM

1. Approve Meeting Minutes of January 7, 2020 - Motion to Approve. Second with Unanimous Approval.
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. Total expenses to date - \$3,809,000, current requisition approx.. \$100,000.
 - ii. Total of \$400K has been removed from contingency to fund the fuel depot (\$385K to construction and \$15K to designer – add services).
 - 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

The Town of Montague is an equal opportunity provider and employer

sprinklers). Fire Department reviewing the requirement for fire suppression system (sprinklers), and will advise the committee on the need for same. CMS noted procurement via state contract may not be feasible, and bidding would likely extend the period of performance of the contract, further eroding any potential savings. An alternative would be to award via change order to BWC, which would subcontract the work to Dependable, subject to overhead and profit charges in the range of 15%. Given the complexity of integrating this work into BWC's construction plan, this premium may be a good trade-off. OPM to work with Morin and Ellis to come back with a full cost overview for consideration at next meeting.

- e. Salt Loading Ramp:
 - i. HKA attended the recent job meeting. Decision has been made on the to locate the ramp east of the salt shed. It will be an elevated ramp, rather than a depressed feature. HKA has information needed to proceed with development.
- 3. Communications Update – Radio information for base and mobile units will follow. CMS has obtained one quote, with Town researching alternative vendors. Getting alternate quotes has proven difficult. A vote will be taken at a subsequent meeting.
- 4. Commissioning – Owner's Project Requirements (Jason Burbank) –
 - a. Requested HKA to set up a conference call with Jason and the design team. Mtg set for Feb 25th.
- 5. Confirm Future Meetings Schedule –
 - a. Tuesday, February 18, 2020 @ 5:30 PM
- 6. Furniture & Equipment:
 - a. The furniture layout was refined at the recent job meeting.
 - b. CMS is preparing a furniture list for procurement in February.
 - c. Introduction of Equipment Purchasing – Tom requested a Forklift truck to gain access to mezzanine be purchased from the FF&E Budget. Vote to be taken at subsequent meeting.
- 7. Site Tour:
 - a. CMS will arrange with BW for the DPW Building Committee and the Selectboard to tour the site. This will likely occur in two separate tours due to group size. Update - Committee expressed a desire to postpone site tour until wall panels and roof panels have progressed further.

Motion to Adjourn 7:35 PM

The Town of Montague is an equal opportunity provider and employer