

Capital Improvements Committee Meeting Minutes

Montague Town Hall, Upstairs Conference Room

One Avenue A, Turners Falls

3:30pm Wednesday, June 6, 2018

Attendees: Capital Improvement Committee (CIC) members Fred Bowman, Greg Garrison, Josh Lively, Bob Obear, and Steven Ellis. Mr. Obear arrived at 3:35. DPW Superintendent Tom Bergeron, Montague Energy Committee member Ariel Elan, and GMRSD liaison Mike Langknecht were also in attendance. Meeting called to order at 3:42 PM by Chairman Fred Bowman.

I. Review and approval of minutes

- Mr. Garrison moved to approve minutes of April 11, Mr. Lively seconded. Motion passed 4-0.

II. Shea Theater Roof Developments

Mr. Lively described the reason for an abrupt halt in the Shea Theater roof re-sealing project bid. While we knew the membrane is not adhered to the roof, it appears that the substrate is also free floating. A portion of the roof's stone ballast was moved aside to chase leaks last November and the area is now bulging upward. The project cannot proceed without a fastening schedule, as the roof will otherwise flex and be subject to damage. He provided materials to allow the DPW to implement a pilot of the proposed approach. We'd want to run the pilot for several months, at least, to see how the fasteners and sealing over them hold up over time.

There was discussion of whether it might be prudent to retain the ballast, but the load, difficulty addressing maintenance of the membrane with it in place (especially when it is covered with snow and ice), the likely impact on a sealant's warranty, and the load it places on the roof were considered non-starters for that option. Mr. Obear brought the conversation back to fastening approaches, noting that pulling the EPD membrane back, cementing it and other layers of materials properly, and then fastening and sealing would be a recommended approach.

Mr. Ellis brought the discussion to another complicating factor – the Colle Building window and masonry repair. Town meeting approved this project and grant funding may dictate the window in which it is procured. It wouldn't make sense to repair the Shea roof and then have workers on it as they access the third story windows and brickwork of the Colle. This late developing project should have been accounted for in our Shea roof plans all along, but it was a late addition, at the end of the CIC review season, and it didn't come up.

In light of the Colle project and the need to get further clarification related to the best economical approach to repairing the Shea roof (not considering the prohibitive cost of full replacement), Mr. Garrison moved and Mr. Obear seconded to recommend to the Selectboard a delay in the Shea roof project while the pilot test and other construction scheduling progresses.

III. Capital Improvement Plan Review/Enhancements

Mr. Ellis opened the discussion by noting that although the 20 year capital plan that Joe Markarian developed for the Town with Community Compact is a huge leap forward for the Town, it still has some limitations and omissions. Mr. Garrison noted that it contains a large amount of data, too much to review in this setting. He can't add meaningfully to a discussion of the data, it has to be vetted before they see it. The CIC can then use the information in its consideration of priorities and plans for spending.

Mr. Ellis suggested that there are some holes we need to fill. It doesn't consider other major infrastructure project needs such as:

- South and Center St bridges in Montague Center
- The need to cap the burn dump at Sandy Lane
- The Fifth Street pedestrian bridge
- The Sixth Street bridge
- Sewer pump stations

He also thought the data might be better organized into subsections focused on

- Buildings/Facilities
- Vehicles and Equipment
- Roads and Bridges
- Sewer Infrastructure
- Parks and Streetscapes

Mr. Garrison suggested that structure would be more helpful and could add clarity to consideration of the big picture of Town capital needs. There was agreement on this and on the need to work hardest to verify all expected expenses within the next 5-10 years. Mr. Ellis will begin by meeting with Department Heads to try to confirm their existing list of capital project needs. Likely to happen in early July.

IV. Sheffield and Hillcrest School Capital Project Needs

These buildings were not considered in the Capital Plan and need to be added to it. This coincides with the need to consider capital needs as part of a renewed lease agreement between the Town and the school district. Discussion ensued and the CIC members were very concerned that the GMRSD has not completed previously funded capital projects. Attention focused on the pillars to be installed at the administration building.

Mr. Bowman feels there is not sufficient accountability and would like the district to provide updates on all of its projects. Mr. Ellis noted that the bid for Hillcrest's electrical upgrades is now out for responses, but can't comment on the pillar project. There are concerns that the district lacks capacity to do this installation on its own. The CIC members agreed that it would be best to discuss capital needs and current projects at a meeting on June 27th, to be held in Town Hall at 2:30pm. Mr. Langknecht will seek to confirm availability of key district administrators on that date.

V. Discussion of Energy Infrastructure Assessment

Mr. Ellis shared the Energy Infrastructure report developed by the UMass Clean Energy Extension Center. Ms. Elan shared a bit of background regarding the report and the group skimmed some of its content, noting that it contains some pretty comprehensive energy use data that should be helpful to future project planning. Will require further time to review.

VI. Meeting adjournment

Mr. Bowman moved to adjourn at 5:00 pm and Mr. Mr. Obear seconded. Motion passed 5-0.