

**Capital Improvements Committee Meeting Minutes
Montague Town Hall, Downstairs Conference Room
One Avenue A, Turners Falls MA
October 2nd, 2019**

Attendees: Capital Improvements Committee members Josh Lively, Greg Garrison (via phone-in), Steve Ellis, Fred Bowman, and Bob Obear. Finance Committee member Chris Menegoni. Energy Committee member Ariel Elan. Montague Parks and Recreation Director Jon Dobosz. Chris Sawyer-Laucauno

I. Approve minutes of 7-31-19.

Mr. Obear moves to approve meeting minutes of July 31st, 2019, Mr. Ellis seconds. Passes 5-0.

II. Approve minutes of 9-4-19.

Mr. Obear moves to approve meeting minutes of September 4th, 2019, Mr. Ellis seconds. Passes 5-0.

III. Consider Recommendations for proposed STM articles.

1. Field house Roof:

Chris Menegoni suggests we should have a metal roof for greater longevity. Believes it a better value and longer lasting than an asphalt shingle roof. Discussion of premature failure of the existing roof after 12 years. It is widely agreed upon that faulty shingles and poor ventilation are the causes for this early deterioration.

Discussion as to the best approach to construction of new roof system. Generally agreed upon that the shingles should be removed and the bare substrate exposed for evaluation. Rather than going over the existing shingles with anything else, stripping the roof provides the best chances for roof longevity.

Snow guards were discussed in detail. Generally agreed upon that they would be necessary to make the roof safe if metal is installed. The pros and cons of two types of snow guards were discussed. One type would cost about \$10,000 and the other closer to \$30,000. The more expensive of the two types are snow bars which are widely regarded as the best deterrent to roof snow breaking free and sliding. Generally agreed upon that the snow bars would be the best option for the Field house roof, given the long run of the roof deck and the fact that the building is used daily throughout the year.

Montague Parks and Rec Director Jon Dobosz doesn't think that metal vs. asphalt is a real issue, just go with the best value.

From an aesthetic standpoint the committee is open to either option. From a longevity standpoint the asphalt roof is expected to last around 25 years while a standing seam metal roof lasts around 50 years. The Committee discussed the process of proposing an amended cost of the roof article to Special Town Meeting. The topic of discussion returned to the cost of snow guards. The Committee sees real concern with the additional cost of the snow guards. Mr. Garrison commented on standing seam roofs and in his experiences there hasn't been an issue with snow guards durability on commercial roofs. Mr. Garrison advises the group to focus on what the best option is for The Town for the next 25 years and present it to Town Meeting.

The committee all agree that a ribbed style, corrugated roof is not appropriate for this application. Standing seam would be the option if metal were to be used.

Mr. Ellis motions to recommend not installing a ribbed style, corrugated roof on the Field house roof. Mr. Lively seconds. Passes 5-0.

The Committee then debated the trade off between the lost opportunities if the extra funds are spent on standing seam metal vs. having to likely install another asphalt roof in 25 years if we don't install a metal roof this time around.

Mr. Lively states that with a precedent of standing seam, other buildings may also need consideration of this method.

Mr. Ellis states that he prefers the standing seam option, but is concerned about the cost.

Mr. Obear endorses amendment to install a standing seam roof on the Field house roof at a cost of \$175,000, Mr. Bowman seconds. Motion fails 2-3 with Mr Obear and Mr Bowman voting aye, and Mr Lively, Mr Garrison and Mr Ellis voting no.

2. Town Hall Awning:

Mr Obear moves to endorse Article to repair the underlying structure of the Town Hall Awning, Mr Lively seconds. Passes 5-0.

IV. Discuss prioritization among capital improvement needs:

Mr. Lively's update is that he and Mr Ellis are working on a basic that will help evaluate the specific system needs of each town building. Hope to create a binder to track deficiencies and repairs of said buildings.

V. Receive and discuss updates regarding any ongoing capital projects

Mr. Ellis give CIC update on capital projects:

- Colle Opera House project is complete and other, small improvements planned.
- Shea Theater roof complete, potential for some work on lower roof.
- Carnegie Library door project is in progress.
- Millers Falls Library basement project complete.

VI. Set next meeting date

CIC will meet on October 23rd at 3 pm and again on November 6th. Venue may shift.

VII. Adjournment

Mr. Ellis moves to adjourn the meeting. Mr Lively seconds passes 5-0.