



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Tuesday, May 7, 2019 @ 5:30 PM

Present: Ken Morin, Pam Hanold, Bob Macewicz, Jay DiPucchio, Mark Fairbrother, Tom Bergeron (Highway Supt.), Neil Joyce (CMS), Steven Ellis (Town Administrator), Ariel Elan, Jason Burbank,

Absent: Richard Widmer (Alternate Member), , Roger Hoyt (CMS), Chris Rice (Building Inspector), Walter Ramsey (Town Planner), Gregg Yanchenko David Jensen, Mark Williams,

1. Approve Meeting Minutes of April 22, 2019 – Motion to accept / amended to show correct day and date. All voted in favor – 6-0. Committee Members Burbank or Elan were not present for the vote.

2. ZBA Hearing – Project was approved to move forward, subject to incorporation of authority to access and alter the shared driveway. Shared driveway was not filed or formalized when public safety project was previously completed. Town is addressing, as the land is Fire District property. This must be accommodated prior to construction contract award. District will likely be providing a license, with rights to improve as noted, until such a time as the easement will be completed. Plan to present at Fall Town Meeting for final action / approval of license. CMS echoed Steve's plan that this should be addressed prior to award of the construction contract, citing an award must take place within 30 days of receipt of bids.

3. Review and final decisions regarding:

a Proposed configuration of the water main: Ken Morin reviewed the plan with the water superintendent and Fire Chief, and noted approximate locations of the fire hydrants were acceptable. CMS wanted to confirm the Fire Chief is aware of the approximate location of the future fuel farm, and the proximity of same to the nearest hydrant. The main should be eliminated from the north and west sides of water service loop, with shown hydrant locations remaining the same. No impact to the sprinkler system would be anticipated. Motion was made / seconded – 8-0 in favor of eliminating the main.

b Water line work – Town is suggesting based on past projects, to have the Town purchase the water main and materials, and have the Water District install the

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mains and hydrants. CMS advised there could be coordination issues, and such language would be required in the front end of the contract. The estimated savings on this would be approximately \$50,000 to the project. Work of the town will include bringing services (municipal water, domestic and fire protection and all isolation valves to within 10' of the foundation, for connection to by work of the contract. Motion was made to delegate this work back to the Town to coordinate installation with the Water District, with a second heard. All in favor 8-0.

c Timber guardrail – Motion to remove all of the timber guardrails. Second was heard, 8-0 in favor of removal. All timber guardrails should come out of the project. Only concern was the area around pond / depth of five (5') feet was noted. Adjacency to trail system or other site features were not identified in the area.

d Granite Curbing – noted at perimeter of pavement areas. It was noted that granite curbing was preferred at the radiused planting area against the building (NE corner). At south of building, no curbing should be provided (at storage, salt shed or laydown area). Motion to remove all perimeter curb at parking areas. All in favor 8-0. Material storage area should be changed to compacted gravel (shown as crushed stone).

e At perimeter of pavement, proposed terminal should be replaced with Cape Cod berm, except at south end. No pavement terminus is required at south end of site (salt storage and material storage area). 8-0 in favor to provide berm.

f Motion to remove concrete dumpster pad, as this is not needed. All in favor 8-0 for removal.

g Material Storage / laydown yard surfacing should be processed gravel or stone dust surfacing. Motion was made and seconded. 8-0 in favor. A second motion was clarified that any areas under alternates not elected, the areas should be finished to grade with a minimum of 8" processed gravel, surfaced with 4" of hard pac or stone dust. Motion / second 8-0 in favor.

h Materials storage shed – Motion to include a materials storage shed. Moved and seconded. Motion was opposed 8-0. This will be deferred to a later time.

i Refinement of Driveway turn-radius from FD – Discussed prior to ZBA meeting last week. SMMA provided updated drawing / layout which adjusted the grade and alignment which improved the approach to Turner's Falls Road, and best

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fits the Fire Department approach. A few parking spots will be lost. Cross-hatching should be painted (no islands). Motion to accept revised SK from SMMA, dated 5/7/2019, and seconded. Motion passed 8-0.

j Location of ramp for loading sanders should be revisited. This should be included with the salt shed alternate. There is no need for this feature in the absence of the salt shed. Exact location to be determined with acceptance of salt shed alternate.

k CMS noted the enlarged concrete apron outside of the maintenance bays has not yet been incorporated into the plans. Specifications are not yet available for review.

4. Eversource Work Order process initiated with the Town. 3-Phase power is not on Turners Falls Road. Initial plan is to run 3-phase power up Turner's Falls, and then onto the facility. Town needs to provide final details of service size, with exact voltage requirements to be determined. Information from electrical design is required to make next steps in process.

5. Approved floor plan- please have HKA confirm the footprint (size) as 156 x 182 (referenced in narrative). To be confirmed for bid advertisement.

6. OPM Update – Schedule and Milestones:

- a May 15, 2019 – Bid Documents are made public
- b May 23, 2019 – Pre-Bid Conference @ Town Hall (10AM)
- c June 6, 2019 – Filed Sub Bids are due
- d June 20, 2019 – General Bids are Due
- e July 1, 2019 – Execute Contracts / Award to Low Bidder

7. Next Meeting - Wednesday, May 15 at 5:30 PM for page turn of bid documents.

8. Motion to adjourn 7:35 PM.