

**Capital Project Building Committee Thursday, December 13th, 2018 at 7:00PM**  
**Library Program Room - Ventress Library**

Present: Greg Ettridge (Chairman), James Banda (Vice Chairman), Peg Davis (Secretary) Harry Murray, John Viola, Mark MacDonald, Mike Maresco (Town Administrator), Fred Russell (Facilities Manager)  
Greg Guimond (Town Planner), Shawn Patterson (DPW), Tom Reynolds (DPW)  
John Valier (DPW), Jim Kent (DPW), Jeff Granatino (Supt. of Schools), Barry Cornwall (Senior Center)

Meeting was called to order by Greg Ettridge at 7:10PM. The minutes of the previous meeting were approved after a motion made by Mark MacDonald and seconded by Peg Davis.

Reports on the tours detailing the status of the DPW facility were discussed in detail. Conditions directly observed by members of the committee included roof leaks, structural damage, water infiltration, deteriorating and rotting outside structure and problems with insulation and air quality. It was agreed that for the short term some immediate repairs need to be made but that this will only be a temporary solution. Mike Maresco is looking into plans to add support beams, add plywood to the roof and cover it completely, add insulation, remove skylights, improve air exchange, and make any other emergency repairs needed for the short term for the health and well-being of the employees.

Long range plans to relocate, renovate and/or build a new facility were also discussed.

The best option appears to be the Simms building, formerly the boatyard building, which would be an ideal building and location for the DPW adjacent to the high school. Unfortunately this building just changed hands before the town could make arrangements to purchase it but there is a possibility that the new buyer may not be able to finance the building. Mike Maresco has let the seller know that the town is very interested should the deal not go through.

The second option would be the property on Industrial and Commerce owned by Jim Stearns. This property has already been rough cleared and is about 4 acres. This would also be a desirable location and option for the DPW should the Simms property not be available. Mike Maresco will talk to Bob Galvin about approaching Jim Stearns.

A third possibility was discussed about keeping the DPW in the existing or nearby location but Greg Guimond brought up the uncertainty of getting revised flood maps approved which would place the land out of the flood zone. It could take two years or more and the outcome is very indefinite. Tom Reynolds mentioned the possibility of filling the land but this is still not as viable an option as other alternatives.

Greg Ettridge mentioned the possibility of using a prefab building with CM at risk which might shorten the construction if the Stearns property or another location comes available.

DPW has \$75,000 that they have available to do a preliminary design on whichever option is chosen. DPW also presented to the committee pictures of the facility in Bourne which was a prefab building done at relatively reasonable cost compared with new construction.

Next steps: Mike Maresco will investigate the availability of both the Simms and the Stearns properties. A motion was made, seconded and passed to adjourn the meeting was at 8:20PM. Next meeting will be Thursday, January 3rd at Marshfield Town Hall at 7:00PM.

Respectfully submitted  
Peg Davis, Secretary

Documents: flood map, Bourne DPW pictures