

**Capital Outlay Committee  
January 17, 2018 / 9:00 A.M.**

**Bourne Veterans' Memorial Community Center  
239 Main Street, Buzzards Bay**

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TOWN CLERK BOURNE

Present: Mary Jane Mastrangelo, John Redman, John O'Brien, Carol Lynch

Excused: Rick Mastria

Others Present: Administrator Guerino, Selectman Slade, Facilities Director Steve Gavazza, Department of Public Works Director George Sala, Vehicle Maintenance Forman Edwin Rivera, IT Director Hans Lomeland, Superintendent Steve LaMarche, Director of Business Services Jordan Geist and Bourne Enterprise Michael Rausch.

Chairman Mastrangelo called the meeting to order at 9:09 A.M.

#### **IT – Servers and Storage \$135,000**

Current equipment is no longer able to keep up with the need to migrate to newer server operating systems. Current environment won't support current server operating systems and will no longer be supported by the end of next year.

New equipment will more easily adapt to future operating system needs allowing in-place upgrade. New equipment also has a lot of room to grow in terms of data storage.

Cost is approximately \$1,200 per year to keep under warranty which is coming up to being unsupported in the next 2 years.

Request to keep the replaced servers and storage as a staging environment for testing technologies before deployment into production on the new environment.

Chairman Mastrangelo asked why we are doing servers and not the cloud? Hans replied that the cost would be approximately \$3,500 - \$5,000 per month if you go into the cloud but we need infrastructure anyways. Mr. Lomeland didn't have a chance to follow up with Lt. Esip at the Bourne Police Department. Administrator Guerino asked Mr. Lomeland to follow-up.

Chairman Mastrangelo said this is the 1<sup>st</sup> year this item appeared on a capital request for \$135,000 with no back-up material.

Mr. Lomeland has quote but didn't bring it with him. Chairman Mastrangelo asked him to get it to Debbie and she can forward to committee members.

Need to reschedule to come back before the committee and need answers to the following questions:

- 1) Reasons why we can't go to the cloud?
- 2) Purchase vs. lease
- 3) Cost comparison

Chairman Mastrangelo said she doesn't want to put \$135,000 into this if only going to last 7 years. Committee chose to defer this request. Chairman Mastrangelo it was suggested to form a working group to examine the town's software, hardware and storage needs and devise a comprehensive coordinated technology plan for the town. Hope to be able to present for approval and appropriate a request for the fall town meeting.

### **Department of Public Work**

#### **Priority List:**

#### **1) Catch Basin Vacuum Truck - \$390,000**

Request is to purchase a 2019 International with Combination Jetting and Vacuum Body.

Current vacuum truck is a 1998 International Vaccon which the Sewer Department paid for a portion of it. There are between 300 – 500 catch basin a year that needs to be maintained to help with drainage systems town wide and to comply with the MS4 Stormwater Regulations. This truck will also be used to assist the Sewer Department with sewer issues.

Useful Life: 15 years

#### **2) Lawn mowing equipment - \$40,000**

Request is to purchase 3 mowers and stump grinder

Current mowers are Zero Turn 03-04 Exmark Lazer and are used spring, summer and fall 5 days a week to maintain town owned properties, parks and ballfields. Current equipment is aging and needs to be replaced.

Useful Life: 5 years

#### **3) Chipper - \$85,000**

Request to upgrade chipper to a larger unit.

Current chipper is a 2008 Morbark Tornado 15 with no backup. Equipment is used for chipping for trees and limbs and for keeping up with back log of tree and brush work.

Useful Life: 10 years

#### **4) F250 Pickup Truck with an 8' Plow [M-2] - \$48,000**

Request to purchase a 2019 F250 Pickup Crewcab with ¾ 106" Bed Truck with an 8' Plow

Current vehicle is a 2007 Ford F150 4x4 with 108,000 – 110,000 in mileage. Used by the Supervisor for daily operations and snow plowing. Vehicle has rotting with high maintenance cost.

Useful Life: 10 years

**5) F550 Super Duty 4x4 dump/plow truck with 8' Plow - \$69,000**

Request to purchase a 2017 F550 Super Duty dump/plow truck and used for other DPW functions.

Current truck is a 2005 F550 2.5 ton dump truck. Several years ago submitted request to replace body. This request is to replace cab and chassis but keep the body. Truck has 82,000 miles with high maintenance cost and rusting but is used for plowing.

Useful Life: 10 years

**6) Snow Plows [2] - \$24,000**

Request to purchase 11ft. / 36" intake / 54" discharge vortex style snow plow or a compatible snow plow.

Replacing 2 1998 Baker steel plows – one way plow a serial #901 and #902.

There are 15 snow plows in service. Plows will be used for Snow and Ice operations to plow roads, town owned facilities, larger parking lots and help with the School Department. Replacing older rotting plow and to add the hydraulic angle to better assist our operations.

Administrator Guerino said it would seem that the plows would take a higher priority over other items. Both Mr. Sala and Mr. Rivera said no.

Useful Life: 10 years

**Sewer Department**

**Sewer Safety Upgrades - \$40,000**

Request to upgrade the following in the Pump Stations:

- 1) Replace all deteriorated electrical conduits, wires and lighting in the wet well;
- 2) Install new electrical conduits, wire and explosion proof lighting;
- 3) Replace all deteriorated steel beams and grating;
- 4) Furnish and install new aluminum beams with stainless steel hardware and fiberglass grating;
- 5) Remove all deteriorated water lines and install new PVC pex water lines;
- 6) Remove and install new air relief valves.

Wet Well is 24 years old and has safety issues that need to be replaced. Met with Weston & Sampson Engineering. This project requires trained professionals to perform this work due to the Confined Space and gasses in the wet well. This has been on the previous Sewer Directors radar to have this work done.

Useful Life: 25 years

**Catch Basin Vacuum Truck - \$50,000**

Request to purchase a 2019 7300 SFA International with Compaction Jetting Vacuum Body.

Sewer Department pays for a portion of the vacuum truck with the balance being paid for by the Department of Public Works. Vacuum truck is used for drainage and catch basin cleaning by the DPW and will be used to assist and maintain sewer system as needed. Sewer Department uses to jet sewer lines, vacuum sewer manholes and relieve sewer clogs. Sewer Department contributed to the purchase of the vacuum truck back in 1998.

DPW portion of the vacuum truck is \$340,000

Sewer Department portion of the vacuum truck is \$50,000

ISWM also uses and should pay a between \$15,000 - \$20,000

George Sala will have a solid number for recommendation.

Edwin Rivera is working on trade-in value.

Need to make this change at time of recommendation.

Useful Life: 15 years

**Facilities**

Priority List:

**Bourne Archives Building Roof Replacement - \$35,000**

- 1) Request to replace roof systems and address envelop moisture intrusion issues and rotted roof structure on back of roof addition. New roof system could improve energy efficiency and reduce potential for damage and health/safety concerns.

Need to replace leaky roof and to extend the structure's useful life and to address health/safety concerns. Leaking water contacting electrical equipment can cause shorts; soaked carpets, plaster and ceiling tiles could produce mold and fungal spores which could be harmful to humans.

Project could be ready for bid as soon as the funds become available and should be completed by the end of October 2018.

Useful Life: 25 years

**2) Community Building Offices, Meeting and Selectmen's Rooms Mechanical Upgrade Project - \$60,000**

Request is to upgrade/replace aging and inefficient mechanical systems.

Mechanical systems have been extended beyond life expectancy and need to either be replaced or upgraded. Replacement parts are becoming harder to obtain. Replacing these systems will improve building comfort while increasing energy efficiency. Will also look into Cape Light Compact and National Grid on possible rebates.

Project could be ready for bid as soon as the funds become available and should be completed by the end of FY2018.

Chairman Mastrangelo said this is new on the capital plan this year. Can't put the AC in this year due to bad roof.

Useful Life: 15 years

### **2A) Replace Energy Monitor and Control System in Community Building - \$60,000**

Request is to replace existing Building Automation System with new Energy Monitoring Control System.

Repair by replacing existing Energy Monitoring Control System with direct digital controls. There are no adjustments or control for the boiler. Thermostats do their own thing. Too much in 1 area and not enough in other areas. This system needs to be replaced every 10 years. Existing system is obsolete and overloaded and replacement parts are non-existent. Failure of the computer systems and components is imminent.

Project will be ready for bid as soon as the funds are available. Work should be completed by the end of FY2018.

Useful Life: 15 years

### **3) Town Hall Elevator Modernization - \$25,000**

Request to modernize aging Town Hall elevator by replacing relay controls.

Town Hall elevator systems is inefficient, outdated and beyond economic repair. Useful life of heavy use equipment (hoist, machine motor generation set, governor, controls, car safety devices, rails, car buffers, door hardware etc. have been exhausted. Existing maintenance program is only capable of keeping the elevator operational since spare parts are not always readily available.

Administrator Guerino said this needs to be higher on the priority list and Chairman Mastrangelo said we don't have enough in facilities this year.

Project could be ready for bid as soon as the funds become available and should be completed by the end of FY2018.

Useful Life: 15 years

**4) Buzzards Bay Fire Station add Air Conditioning in Offices and Upgrade Boiler System - \$50,000**

Request to add air conditioning in Offices and Upgrade Boiler Systems.

HVAC system is outdated and beyond economical repair. Office area doesn't have air conditioning. In the life of the buildings HVAC systems require major renovations or replacement at least once every 25 years. These upgrades will extend the life of the buildings, but convert the old mechanical/electrical systems to state-of-the-art energy efficient systems will also improve indoor air quality.

Project could be ready for bid as soon as the funds become available and should be completed by the end of FY2018.

Administrator Guerino said this should have been considered with the upgrade that cost \$80,000. There is old monies from article that can be put towards this project.

Useful Life: 15 years

**5) Community Building Flooring Systems Replacement - \$55,000**

Request Community Building Flooring Systems Replacement

Removal of carpet in the front office (reception area) after many years of wear and tear and water damage to replace with vinyl or plank non-skid flooring in this area that will withstand heavy traffic. Also replace carpet in other COA offices such as Outreach, Director and Conference Room; Bridging of the Years section, Day Program. Café wood floors need to be replaced or stripped and resurfaced. Gym floor is being replaced.

Project could be ready for bid as soon as the funds become available and should be completed by the end of FY2018.

Administrator Guerino needs to see what the Insurance Company says and may need to come back to Finance Committee, Capital Outlay and Board of Selectmen.

Useful Life: 15 years

Administrator Guerino said the Facilities Department hasn't budgeted enough and we're going to fall behind again. DPW Director George Sala said when you only have 2 people some of these things won't get done.

Discussed the following:

- Sagamore Fire Station – Part of the asphalt is heated but the slab is not. George Sala said the drain going to the center of the floor is beginning to separate. Could be an easy fix.
- Pocasset Fire Station – Fixed floors several years ago.
- Library – Selected flooring replacement has been moved to FY2020.

Chairman Mastrangelo said she gets concerned with things get put off. Discussed the need a long term Facilities Plan.

### **School Department**

Superintendent Steve LaMarche

Superintendent LaMarche introduced new Director of Business Services Jordan Geist.

Capital Outlay Committee congratulated them on the ground breaking for the new Elementary School.

Priority:

#### **1) Roof replacement at High School - \$400,000**

Replace the "A" Wing roof at the high school.

Current "A" wing roof was put on in the 1960's and is beyond its life span. "A" wing is the main entrance to the school. Has multiple leaks that have made two [2] classrooms unusable. There are multiple other leaks as well in other classrooms and hallways. Several companies have made attempts to patch the roof but have been unsuccessful. Funding this project will help ensure that the new floors in the wing, funded through the asbestos abatement are protected from damage due to the leaks. New roof will provide useable classroom space when central administration move to the high school.

Roof over the library has already been done.

Project to be completed during summer 2018.

Useful Life: 25 – 30 years

#### **2) Masonry Work - \$40,000**

Request / repoint bricks on façade of "C" wing that are loose, repair handicap access ramp at High School "C" wing, repair crumbling curbing around the high school campus. Masonry will continue to worsen with water getting behind the brick.

Repointing the brick work at the high school is necessary for potential safety concern and will continue to get worse if not addressed. Fixing the "C" wing ramp has sections that are cracked and crumbling around the guard rails is also necessary and is a safety risk as well. Crumbling curbing throughout the campus also poses a tripping hazard.

Masons are very expensive and there are not many around.

Project to be completed during the fall of 2018.

Useful Life: 10 – 15 years

**3) Paving School Road - \$90,000**

Request to repave school road from Trowbridge Road to the four-way stop sign

Roadway has numerous cracks both large and small and on most turns the paving has started to crumble. Consulted with some paving companies stated that the only viable option is to completely repave this section of road.

Project to be completed during the summer of 2018

Useful Life: 10 – 15 years

**4) Wastewater Treatment Plant Upgrades - \$50,000**

Due to the age of the plant it is required by DEP to have an engineer access the equipment in the plant and complete upgrades to remain in compliance.

Plant is over 15 years old and it's anticipated that some major components of the plant will need repairing/replacing.

Project to be completed in 2018.

Useful Life: 10 – 15 years

John Redman made a **MOTION** and **SECONDED** by Carol Lynch to adjourn meeting at 10:55 AM. **UNANIMOUS VOTE**

Respectfully submitted:

Debbie Judge  
Recording Secretary