

TOWN OF MILLIS



DEPARTMENT OF PUBLIC WORKS

Veterans Memorial Building
900 Main Street
Millis, Massachusetts 02054

April 17, 2019

Doug I will take them one at a time:

“I was fortunate enough to have the privilege of presenting the DPW facility article at Town Meeting so I’m going to hit you up for some help”.

- Sorry I guess.

“The Fincom has a few reservations about the timing and cost of the project. I know you’ve presented twice, but there are some items that need some clarifying”.

- I have attached the following Town meeting articles with the Town Clerks meeting minutes that were presented at the FinCom meeting on March 27, 2019.

1- Article 9. Voted unanimously that the Town appropriate the sum of \$63,200.00 (11/5/12 annual Fall Town meeting) for the DPW HVAC repairs. The remaining amount of \$6,943.85 will be used to offset cost of the general fund 1/3 portion of the borrowing for the project.

2-Article 24. Voted unanimously that the Town appropriate the sum of \$15,000.00 (11/2/15 annual Fall Town meeting) for the design of repairs to the DPW garage roof. The remaining amount of \$6,471.40 will offset the general fund 1/3 portion of the borrowing for the project.

3-Article 30. Voted (2/3 vote required) that Town appropriate the sum of \$250,000.00 (5/9/16 annual spring Town meeting) for repairs to the DPW garage. The remaining amount of \$121,000.00 will be used to offset cost of the general fund 1/3 portion of the borrowing for the project.

4-SGH report. Dated January 10, 2018.

5-AFSCME Council 93. 1st proposal 6/8/2016 (contract negotiations).

6-Permanent Building Committee Meeting Minutes. 1/10/16 through 2/13/2019.

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“What is the precise OSHA issue that has pushed this project to the front burner? What is the fine to be incurred, when does it kick in, and is there a written notice of non-compliance, etc. from OSHA or the state indicating the penalties and alternatives to remedy the situation”?

- I have attached the email that I sent to the BOS, PBC and FinCom addressing the OSHA ruling. I will furnish pictures by the end of the week which will identify any work place safety concerns. Both the Towns insurance company and the state division that oversees regulatory enforcement of the new OSHA regulations are making arrangements to make a site visit.
- I send you this link of OSHA regulations that went into effect on February 1, 2019, for all municipalities just as “information”. Work place Safety is part of OSHA regulations which the report from SGH has identified many deficiencies at the DPW location I will follow up with MIIA and have them respond to the report.

Jim

Director

Millis DPW

<https://www.mass.gov/news/osha-safety-for-public-sector-highlights-of-updated-law-mgl-c149-ss6-12>

“The latest documents I have show a total of approximately 6,435 sf of new construction (3 bays and a staff wing). Is that right, it seems low”?

- I will leave all questions that you have pertaining to SGH preliminary cost estimate v3 to the Chair of the PBC and the FinCom liaison.
- This is a joint venture between the town and School Department staff working for the School Department have no space in the current facility when they report to work. In the new facility the School Department will have a space dedicated for their use only. In addition a foundation will be poured for a future mechanic bay so that repairs may be made in house for the school department fleet.

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What brings this to the “front burner”?

The History of the building.

- The facility was built in the 70s for the storage of the all of the Towns DPW equipment. The size of the building was cut back due to insufficient funds from the original design. The building has had major renovations over the years, which includes the re-skinning of the outside, insulation of the interior, the addition of office space, a lunchroom, and two restrooms. I believe that the roof is original to the building construction. The building did have a ventilation system as part of the original design.

The SGH report addresses many deficiencies with the DPW facility I will address them now.

- SGH has identified the lack of a working ventilation system as a cause of the wellbeing of the staff and visitors to the facility.
- The washing of vehicles is an EPA regulated ordinance it states that no municipal vehicles may be washed without the protection of an oil water containment system. The washing of all DPW vehicles and large School buses are done inside of the building causing a major condensation problem without the proper ventilation system the insulation on the roof area has become ineffective and does not protect the steel roof from heat causing snow to melt faster than it should. The quick melting of snow on the roof causes icing problems that lead to the roof leaking during every snow event.
- The report addresses the loss of storage space at the old water building (see pictures attached in the SGH report) it was used to store equipment depending on the season, that building has been condemned and will be taken down. During the building of the new Elementary School the DPW also lost storage space for seasonal equipment all of the equipment is now stored outside which is in violation of Conservation Commission guidelines pertaining to storage of equipment in a wetlands area.
- The only way the report can address the health and wellbeing of the staff pertaining to locker rooms, toilet facilities, showers, lunchroom and office space is to build a separate space adjacent to the garage, as noted in the report the facility as built will not be able to accommodate any of these additions.
- If article 14 is needed the remaining \$134,415.25 from previous DPW repair articles will be used to rent trailers for DPW and School Bus staff. Future funds will be asked at the Fall Town meeting until a more permanent plan is put forth by the Town.

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The Town has made many attempts going back many years to address these issues. Since 2012 Town meeting has appropriated over \$328,200.00 and has not been able to accomplish what residents voted on as part of the articles posted above.

In researching the DPW facility and speaking with the original architect of the building, he stated to me the building was not designed for what has been added to it over the years. I am in agreement with the Permanent Building Committee and the Board of Selectmen that the building has a useful life as a tempered heated building for the storage facility of the Towns DPW equipment only.

If you have any further questions please don't hesitate to call,

James F. McKay
Director
Department of Public Works