

Permanent Building Committee Meeting
Minutes of Tuesday, February 11, 2014

Call to Order: PBC Chairman, Wayne Klocko, called the meeting to order at 7:05 p.m.

Meeting Attendees

PBC members

Wayne Klocko, Diane Jurmain, Jon Wine, Craig Schultze, Pat Sheehan

Ex-Officio members

Charlie Vecchi

Other attendees

Karen Bouret (Secretary/PBC), Rick Barrett (Fire Chief), Maria Neville (Library Trustee), Tricia Perry (Library Director)

Approval of prior Meeting Minutes:

Committee members reviewed meeting minutes dated 01/17/14.

A motion was made by Pat Sheehan to accept the minutes, seconded by Jon Wine. The motion passed unanimously.

New Business:

Wayne Klocko spoke about the current status of negotiations with Compass for project management for the Police and Fire Stations project and referenced a Fee Proposal he received (See Document A). Wayne said the Board of Selectmen authorized the PBC and Charles Aspinwall to negotiate a contract with Compass, which would include hiring Brian Main as a Town employee in the role of Project Manager. A discussion ensued about the contract amount and what hiring Mr. Main as a town employee would entail. Wayne said he feels that Compass has been very responsive and accessible and would recommend proceeding with them now that price has come down.

Craig Schultze made a motion to recommend that the Board of Selectmen do approve hiring Compass as Project Manager for the Police and Fire Station project for \$179,465.00. The motion was seconded by Pat Sheehan and passed unanimously.

Chief Barrett left the meeting at 7:25pm.

Library Business:

Wayne Klocko spoke about the ongoing water leak issue at the Library. Mr. Klocko said there is now a leak at one of the study carrels and at the soffit at the front of the building. The group talked about possibilities for the leaks including deficient flashing or improper installation of materials. Per Wayne, Simpson Gumpertz has modified their contract for investigative work to be performed to find the cause of the leaks and Charles Aspinwall will forward it to Town counsel to review. Mr. Klocko added that they will need to look at all areas where leaks have occurred and that it is imperative that the cause of the leaks is found.

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Wayne Klocko reviewed the five outstanding items from the last PBC meeting and it was determined that all had been resolved.

Mr. Klocko noted that Town counsel called to set up an appointment to discuss some possible movement in the current dispute with BWC. Wayne has not yet met with counsel.

Per Tricia Perry, the Library still needs two thermostats – one for the Community Room storage area and one at the Master Bookdrop area. Tricia also spoke about a loud banging noise coming from inside the wall at the Tech Services Office. Wayne Klocko added that he also heard the noise and Veterans will need to come investigate the problem.

Invoices:

Jon Wine made a motion to pay both invoices from Design Technique, Inc., in the amount of \$1267.50 total for work performed in January and February of 2014. The motion was seconded by Craig Schultze, and passed unanimously.

A motion was made by Pat Sheehan to pay Kenbar in the amount of \$250.00 for work performed. The motion was seconded by Craig Schultze, and passed unanimously.

Adjournment:

A motion was made by Craig Schultze, to adjourn at 8:10pm, seconded by Jon Wine. The motion passed unanimously.

The next PBC meeting is scheduled for: TBD

Documents:

- A. Compass Fee Proposal 2/11/14

Submitted by:

Karen Bouret