

Permanent Municipal Building Committee (PMBC) Minutes  
Monday, October 7th, 2013  
*Approved October 16, 2013*  
Wayland Town Building  
Selectmen's Conference Room

### **Attendees**

PMBC Members: Brian Chase, Mike Gitten- Middle School Project, Doug Goddard-  
Chair , Joe Lewin, Eric Sheffels,

Ex-Officio Members: John Moynihan-  
Jeff Alberti – Weston & Sampson  
Tonya Largy – Wayland Historical Commission

Absent: Donna Bouchard- Middle School Project, Massimo Taurisano.

Meeting called to Order at 7: 18, by Doug Goddard, Chair

### **Public Comment;**

No comment.

### **Administration:**

Previous meeting minutes were not available, due to the fact that they were late in  
presentation by Doug Goddard, Chair.

Doug told the committee that the preparation of the meeting minutes could be  
compromised by his wife's illness.

He asked if there is someone else on the Committee that could help by recording the  
minutes, at least for the time being.

The Committee members agreed to help with the minutes, possible the duty could be a  
shared responsibility.

For now, the minutes will be recorded by Doug Goddard.

John Moynihan reported that the Middle School was broken into last Friday evening.  
The vandals obtained a ladder from the roofing project that was left on site. They  
climbed onto the roof of the building, and entered into a roof door.  
It is unclear at this time, what, if anything was stolen.

### **Middle School Roofing Project Report-**

John Moynihan gave the report to the committee:

1. He stated that the roofing project is substantially complete.
2. The project has been reviewed by Joslin, Lesser, the Architect. Substantial  
completion was confirmed, however, a Certificate of Substantial Completion has not

been issued.

3. All that remains is a small punch-list.

4. An application for payment was submitted for the project in the amount of \$247,960.00.

5. The application has been reviewed by Joslin, Lesser, and approved.

Mike Gitton asked about Change Orders, of "Potential Change Orders" that were submitted early in the Middle School Roofing Project.

John Moynihan stated that he expects \$83,000 worth of Change Orders on the project. These are due to work which was previously agreed to and performed, in order to keep the project moving.

He said that Capeway Roofing was the General Contractor on this project. As the General Contractor, they have not submitted their paperwork in a timely fashion.

Eric Sheffels- Asked what the value of a change could be, before the PMBC needs to get involved, and approve the payment? He said that some rules need to be established regarding approval of payments and such.

Joe Lewin remarked that for the High School Project, the threshold before needing Committee Approval was \$50,000.

John Moynihan stated that since the High School Project had been completed, the HSBC, had been dissolved. The PMBC should take over to approve payment of any outstanding invoices for that project. This is due to the fact that three (3) members of the High School Building Committee are on the PMBC.

Joe Lewin generated an initial pass to define the role of the PMBC, to clarify for all.

Eric Sheffels made a motion to adjourn the Middle School Roofing project. Doug Seconded.

**Vote: 5-0** in favor.

**DPW Building Project-** 7:30 pm meeting with the Board of Public Works Committee, held in the Senior Center, located on the First Floor of the Wayland Town Building. PMBC Members in attendance: Brian Chase, Doug Goddard, Joe Lewin, Eric Sheffels,

John Moynihan presented the preliminary findings of the archaeological dig at the Proposed DPW Site, near River Road. He was aided by the Weston & Sampson Project Manager, Jeff Alberti. John described how archaeologists had discovered what the perceived to be remnants of habitation in the soil around the proposed DPW entrance roadway. John had a preliminary site plan, including a delineated area, where the Historical Commission had told him that "no digging" should occur. He stated that

the Ceremonial Survey and final archaeological report are due this week.

Tom Abdella, Chair of the DPW Committee asked two questions:

1. Who said not to dig, and how are they qualified to make such a statement?
2. Who is setting the rules of this "archeology".

These questions need to be asked and discussed with Town Counsel, to gain understanding.

John Moynihan stated that the final archaeological report had not been issued yet. When the final is issued, he will circulate electronically. He included a hard copy to the Board of Public Works members, this evening.

The Board of Public Works asked where the line of the "no dig" line extended relative to the road?

John Moynihan said the "no dig line" extends approximately to the edge of the existing unpaved road. The "no dig line" in addition extends on an additional cut line to the West of the existing gravel road.

The Archaeologist, Tonya Largy, Coordinator of the Wayland Archaeology Group, spoke about how the Native Americans in general, kept their feelings to themselves. Because of this, there may not be many outward signs of their existence. But if it is determined that there are definitive signs that they inhabited this particular area, determined by the archaeological report, then absolutely, there should be no digging in the defined area. The area and possible remains should be protected, so that we do not lose what little we do have of their history.

Tom Abdella commented that sometimes burial grounds can be circumvented in some cases.

John Moynihan needs time to discuss the proposed 35 foot wide roadway, which is proposed in order to allow two-way traffic. Relocation would impact the site.

The Board of Public Works Committee asked for another meeting to review after the final report was issued. It was agreed that the 16th of October was the date for the meeting, which will occur at 7pm.

The Board of Public Works and the PMBC will meet on October 16th at 7pm to review, since this is a time critical issue relative to Town Meeting which is approaching rapidly. The issue of the new DPW facility will be on the agenda at Special Town Meeting, this year, scheduled for November 20th, 2013.

Eric Shefels wants to arrange a meeting with Town Counsel to discuss limits of decisions and qualifications of people making decisions which are important to the Town.

He reminded people that the decisions being made have large implications for the Town, relative to the meeting with the historical commission.

John Moynihan noted that Weston and Sampson, the Architects will communicate with the Historical Commission, as required.

He reminded people that there is a resident that intends to appeal the Conservation Commission's decision.

Tom Abdella reminded the Committee that the DPW site had been selected since 2012.

Jon Mishara stated that if the appeal happens, it should not stand in the way of the project.

Eric Sheffels stated that the project may need to be bid in two parts, so that the building may move forward, and the roadway, with its archaeological issues can come later.

Jon Mishara stated that "we have complied with all regulations".

Tom Abdella said that River road access may need to be investigated if the historical restrictions on the site become too difficult.

The Board of Public Works thanked the Permanent Building Committee for their effort regarding on the DPW Facility Project.

The PMBC left the meeting, and retired to the Selectmen's Office to continue the meeting.

The question was asked if the "no dig" restrictions become too great, regarding the roadway into the proposed site, could the entrance from River Road be re-visited, as a possible option.

John Moynihan stated that he is waiting for the results of the archaeological report before considering that option.

Eric Sheffels made a motion to adjourn.

Doug Goddard seconded.

**Vote: 5-0 in favor**

**These meeting minutes represent the meeting, and recorded as understood by Doug Goddard.**

**If you feel that these minutes and their content are in error, please contact Doug at [djgoddard14@gmail.com](mailto:djgoddard14@gmail.com)**

Respectfully submitted,

Douglas Goddard