

Permanent Municipal Building Committee

Meeting Minutes

Thursday, November 14, 2013

Approved 12/12/13

Attendees:

Doug Goddard – Chair
Joe Lewin
Eric Sheffels
Jon Mishara
Tom Abdella (by telephone/permission)

Absent:

Brian Chase
Massimo Taurisano

Meeting called to order in Selectmen’s Room at 7:07pm.

Public Comment:

Linda Segal, Aqueduct Road: Requested clarification on status of \$65,000 town wide facility study. Suggested PMBC should request a presentation and review results as it is being used for capital planning for FY 15. John Moynihan responded that study was commissioned by the Fin Com and has been posted on website (an appendix remains to be posted). John suggests the appropriate venue for a presentation would be up to the Fin Com.

Review of Independent Cost Study (DPW Project):

PMBC then reviewed a spreadsheet entitled “Total Project Cost Without Access Road and Associated Improvements,” dated November 12, 2013 along with supporting documentation entitled “Contract Documents Cost Estimate” prepared by TCI, dated November 6, 2013. Discussion revolved around disparities between the TCI estimate and the previously provided Weston & Sampson estimate. The TCI construction cost estimate was about \$600,000 (roughly 6%) lower than the Weston & Samson estimate. It was noted that neither estimate included any allowances for costs associated with the access road from Route 20, nor costs associated with any redesign or construction mitigation associated with protection of culturally sensitive areas or artifacts.

John Moynihan consulted with Town Council, Mark Lanza, as to whether correspondence received from the Department of Environmental Protection relating to mitigation of methane releases from the landfill was associated with the D.P.W. project or would be a landfill issue. Lanza's opinion was that the wording of the letter implied that it should be part of the D.P.W. project. Estimated cost to accomplish this work is roughly \$300,000.

John Moynihan is to walk the site with representatives to better define culturally sensitive areas and to come up with any necessary mitigation measures.

Discussion then ensued as to the final recommendation for project budget and scope. It was noted that the methane mitigation is included within the Warrant article as being within the project scope.

Doug Goddard made a motion to, "Recommend that the project budget be established at \$12.7m which budget is not to include construction of the Route 20 access road, but is to include mitigation of methane adjacent to the landfill." Eric Sheffels seconded. Motion passed 5-0.

Upcoming Town Meeting:

Discussion on roles of parties at Town Meeting:

Primary presentation (10 mins.) to be made by Joe Nolan (Selectmen), Tom Abdella and Jon Mishara (both Board of Public Works).

Role of PMBC to be in support and to answer questions relating the following:

1. Access road: why not in scope, cost, pending issues
2. Qualifications of PMBC
3. Methane mitigation
4. Scope, cost and design of project

Board of Public Works to address:

1. Location vs. Route 20 site
2. Traffic
3. Conservation Commission commitments made

Received and reviewed updated traffic study letter for T.E.C. dated November 13, 2013. Noted that traffic generation will be very low. Concluding statement in letter is, "With implementation of the recommendations listed above, River Road can safely and efficiently accommodate the limited traffic associated with the proposed D.P.W. facility."

Discussed potential need to pre-qualify bidders on the project due to potential construction cost of greater than \$10.0m. Discussed need to solicit and retain an Owner's Project Manager if Warrant article passes.

By a 5-0 roll call vote entered into Executive Session at 8:45pm for the purpose of reviewing meeting notes of the Joint Executive Session of the PMBC, Board of Selectmen and Board of Public Works dated October 16, 2013. Exited Executive Session by a 5-0 roll call vote at 8:51pm. Dough Goddard made a motion to accept the Meeting Minutes dated October 16, 2013 as redacted. Eric Sheffels seconded. Vote was 5-0 to approve.

Note was made that John Moynihan was to be presenting to the Planning Board November 19, 2013 for a modification to site plan approval to allow for the deletion of the Route 20 access road.

Note was made that the Board of Selectmen were meeting November 18, 2013 to review the project.

Meeting adjourned at 9:02pm.