

Permanent Municipal Building Committee (PMBC) Minutes
Wednesday, September 11th, 2013
Approved October 16, 2013
Wayland Town Building
Selectmen's Meeting Room

Attendees

PMBC Members: Brian Chase, Mike Gitten- Middle School Project, Doug Goddard- Chair , Joe Lewin, Jon Mishara, Eric Sheffels, Tom Abdella, Massimo Taurisano

Ex-Officio Members: John Moynihan

Absent: Donna Bouchard- Middle School Project

Meeting called to Order at 7:07 by Doug Goddard, Chair

Public Comment;

There were no members of the public present to give comments.

Administration:

Previous meeting minutes were approved: Meeting Minutes #1 3/14/13 Vote: 4-0-0 to approve minutes as stated, Meeting Minutes #2 3/21/13 Vote: 4-0-0 to approve minutes, Meeting Minutes #3- 3/26/13 Vote: 4-0-0 to approve minutes, Meeting Minutes #4- 5/6/13, Vote 4-0-0 to approve minutes, Meeting Minutes #5 -5/22/13, Vote 4-0-0- to approve minutes; Meeting Minutes #6 - 8/8/13 Vote 5-0-0 to approve minutes.

Middle School Roofing Project Report-

John Moynihan gave the report to the committee:

1. He stated that he was concerned that the construction team from Capeway Roofing had not made progress as quickly as was previously hoped.
2. A meeting was held between Capeway Roofing representatives, Joslin, Lesser Assoc. and Wayland, so that the team could "get on the same page".
3. He stated that the recent rain showers had slowed the work, and that the team has been working extended hours, and with more crews to complete the work.
4. The Capeway Roofing team is now working during the week, after school to complete the project by 9/30/13.
5. Progress has been good, the EPDM Membrane has been installed, and most of the counter flashing has been installed.
6. The repairs to the finishes on the interior of the building have been made, and were in time for school opening.
7. The work is substantially complete, with a small amount of work remaining.
8. There is work remaining on the clearstory windows. This work is largely due to the fact that a glass pane was broken and needs to be replaced. Suburban Glass, the glass supplier, is the "critical path" now.

Eric Sheffels- Asked if the delay has caused a PCO or Potential Change Order generated by the contractor

John Moynihan Stated that Capeway Roofing, the contractor has not presented a Change Order claims to date, based on time.

Joe Lewin asked the extent of the outstanding work?

John Moynihan stated that the perimeter metal roof edge installation needs to be completed, as well as the counter flashing installation.

Doug Goddard asked if the flashing work has been completed on the Clerestory light monitors?

John Moynihan stated the clerestory flashing has been placed, but the counter-flashing is still outstanding. Some roof edges still need to be "tied down".

John Moynihan added that the repairs to the flashing are addition work beyond the scope of the contract. The roofing project still falls within the budgeted value, even with the required repairs.

Eric Sheffels asked if the time and water issues will affect issuance of roof warranty, and if manufacturer's representatives have been to site yet to inspect?

John Moynihan stated that the manufacturer's representatives have been on site, and that the work is acceptable to them. Issuance of the Manufacturer's Warranty will be part of the closeout documentation, submitted before the final payment is made.

Massimo Taurisano asked why the entire roof was not replaced as part of the project? The Roof Plan drawing shows parts of the roof not being replaced, while others are replaced?

John Moynihan stated that because some of the roof is approximately 10-12 (ten to twelve) years old, the MSBA would not accept this section of the membrane roof, which has an expected life of twenty (20) years, but can last 25 years.

John Moynihan stated the project is expected to be completed by 9/30/13. This is later than expected by a week. There was a week's worth of delays due to recent rainstorms, during which, the work could not be completed.

A pull test will be conducted on 9/12/13, Moynihan said.

Massimo Taurisano asked if a waiver of lien was included in the project.

John Moynihan said the WAIVER OF lien was not part of the contract, but will be issued before completion of the project. We are still withholding monies until completion of the project.

John Moynihan presented an application for payment, in the amount of \$990,092.00. The work is expected to be completed by 9/30/13, with \$386,949.00 outstanding

payment due upon completion of punch list items.

Doug Goddard made a motion to approve the \$990,092.00 payment application, which was approved by Joslin, Lesser, the Owners' Project Manager.

Eric Sheffels seconded the motion.

Vote: 4-0-0 to approve the application for payment submitted by Capeway Roofing.

Middle School Roof- Solar Array Project-

A project was presented by Anne Harris and Ellen Tohn of the Wayland Energy Initiatives Committee. Broadway Electrical handouts were passed out, consisting of the following:

1. Project information sheet, dated 7/1/2013.
2. PV Solar Layout Drawing, Dated 05/09/13
3. Estimated Consumption vs PV Generation colored bar chart.
4. Estimated Cash Flow for Wayland Middle School Chart.
5. Polar Bear roof Mounting Solution Page.
6. Panel Claw- Roof Mounting Bracket Description page.

After the committee had time to review the submittal package, Anne Harris explained that the project, which is proposed to be installed on the Middle School Roof. The reason that the Middle School roof was considered for the project is that, since the roof has just been replaced, it will not require replacement in the near future. The proposed installation is for a 250 Kilo-watt capacity system.

Anne Harris mentioned that a "Power Purchase Agreement" would allow the Wayland Public Schools to have the solar array placed on the roof of the Middle School, without an up-front expenditure of cash for the installation. The project would be installed and maintained by Broadway Electrical of Boston. In exchange for letting Broadway use the roof area to generate electricity, the Town of Wayland would pay a reduced rate for electricity. The term of the agreement is twenty (20) years. According to the information handed out by Broadway Electrical, the project would cost \$3.50 per watt.

Joe Lewin asked what percentage of the Middle School Roof is being replaced? It looks like all of the roof is not being replaced.

John Moynihan stated the approximately sixty percent 80% of the EPDM roof is being replaced. The remainder of the roof is approximately twelve (12) years old.

Eric Sheffels mentioned that the firm that he works for has done solar installations, similar to the scale of this one before.

One issue that he mentioned happens, is that the roof needs to be repaired, beneath the panel installation site. What happens in this case?

John Moynihan said that the Owner is responsible for moving the solar panels, making the required repairs, and re-installation of the panels.

Eric Sheffels stated that the terms of the agreement are unclear at this time.

Anne Harris told the committee that the terms of the agreement are still being clarified at this time. She mentioned that the energy committee is looking to the PMBC for support of the concept to install solar panels on municipal buildings, at this time.

Eric Sheffels said that he thinks that the Permanent Municipal Building Committee could help with the solar project, but should give its input into the project. He made a motion to support the project, provided that the design and financial modeling are worked on with the PMBC.

Joe Lewin seconded the motion.

Vote: 5-0 in favor of supporting the Solar Project at the Middle School, with stipulation that PMBC has involvement in the project.

New DPW Facility Project-

The committee discussed how the solar installation project might carry over to an installation on the roof of the new DPW Facility.

Eric Sheffels mentioned that heat recovery equipment, daylighting and insulation were previously considered for the new DPW Facility. This was done in order to save energy to the greatest extent possible.

John Moynihan and Tom Abdella went to the Board of Selectmen previously to inform of Notice of Intent meeting to be held on 8/14/13, and to address outstanding issues related to the project.

John Moynihan stated that:

1. The scope of the project has changed, since its initial concept.
2. There are now crossings for wildlife living on the site.
3. Conservation Commission will review tomorrow, 9/12/13.
4. Weston and Sampson, the project architects and engineers, responded to previous comments today, 9/11/13.
5. Public participation has been on-going relative to this project.
6. There is the possibility of an appeal on the project; the DEP has forty five (45) days to review the methane portion of the project.
7. There is anticipated to be a bentonite clay barrier to extend to bedrock, to prevent seepage from the existing landfill site.
8. Field work relative to the archeology of site ongoing, at this time.

9. November 20th Town Meeting to present options, and have selectmen open the warrant, with a unified approach to project.
10. Town Counsel to draft warrant article.

The committee agreed that the Selectmen and the Board of Public Works need to be invested in the project, moving forward.

The Selectmen need to make a cogent pitch for the project, so that it has a good chance to advance through Town Meeting.

The DPW workers are giving their time and effort, and this committee should do our best to give them a decent facility in which to work.

The conditions in the existing building are bad, and a grievance is very likely, if we do not move forward.

The issue of the debt exclusion over time was discussed, and it is unclear if it should be presented before or after the meeting.

John Moynihan stated that:

1. The remedy of the existing DPW Building, located on Main Street, has a price tag of approximately \$2,000,000.00.
2. The cost of a new DPW Facility could be \$13,000,000.00.
3. A new cost estimate is being prepared by Weston and Sampson, Architects and Engineers at this time.

Eric Sheffels will prepare a timeline to help expedite the DPW Project through Town Meeting.

Doug Goddard Made a motion to adjourn. Brian Chase seconded.

Vote: 5-0 to adjourn.

Next meeting will be on either September 30th, or October 7th, 2013.

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

If you feel that these minutes and their content are in error, please contact Doug at DJGoddard14@gmail.com

Respectfully Submitted,
Douglas Goddard