

TOWN OF WAYLAND
PERMANENT MUNICIPAL BUILDING COMMITTEE

Meeting Minutes

Thursday, August 8, 2013

Approved September 11, 2013

Attendees

PMBC members: Doug Goddard- Chair, Brian Chase, Joe Lewin, Jon Mishara-DPW Project, Donna Bouchard- Middle School Project

Ex-officio members: John Moynihan, Public Buildings Director

Marc Fyreberg, Joslin Lesser Associates – MS Roof project

Jeff Alberti, Weston & Sampson – DPW project

Absent: Tom Abdella DPW Project, Eric Sheffels, Mike Gitten- Middle School Project

7:05 p.m. Meeting called to Order by John Moynihan, ex-officio due to a lack of a Chairman.

Public Comment

Donna Bouchard passed out the Town of Weston by-law creating their PBC and the charge of the committee. She asked that the committee review and discuss at a future meeting.

Administration

Nomination of Chair- Doug Goddard offered.

Motion: A motion was made by Joe Lewin and seconded by Brian Chase to select Mr. Goddard as the Chair of the PMBC.

Vote: The motion was approved unanimously: 3 in favor, 0 opposed.

Middle School Roofing Project Report

Marc Fyrberg of Joslin Lesser Associates, handed out roof plans of the Middle School that showed the extent of the work completed. Approximately 30% of the work has been completed, Mr Fyrberg estimates. Completion of the project may require that an additional work crew may need to be put on the project, in order to complete before school starts in September. The report mentioned that a leak around a clerestory window on the roof of the Middle School. It caused water to leak into the building, and caused damage to the ceiling and flooring of a Corridor. The damage has been assessed at

approximately \$30,000. The project is still within budgeted cost. Substantial Completion is targeted for 8/24/13.

Doug asked about the insulation in the parking lot of the Middle School. Marc Fyrberg reported that it is 2 inches of Polyisocyanurate insulation, 2 layers will give an R-25 value required by the Massachusetts State Building Code.

Brian asked if the insulation is tapered. Mark Fyrberg stated that some of the insulation on-site is tapered, and some is un-tapered insulation, based on the Architect's design.

Joe asked what the height of the clerestory window that leaked is, above the height of the roof. Marc Fyrberg stated the he believes it to be 1'-0". According to John Moynihan, the recent heavy rainstorm caused the roof drains to be overwhelmed, and the water rose to a level that caused a leak at the wall / window intersection. A repair is being made to correct the leak.

Capeway Roofing Systems Inc., the Contractor, submitted an application for payment # 1, in the amount of \$588,759.00. The application was certified by the Architect on 8-8-13.

Motion: was made by Doug Goddard to approve the \$588,759.00 payment application made by Capeway. Brian Chase seconded the motion to approve Capeway Roofing Application for Payment.

Vote: Payment approval was unanimous. 4 in favor, 0 opposed.

Department of Public Works Project

A review of the DPW project was held. Jeff Alberti of Weston and Sampson, Architects and Engineers presented an overview of the project. The current project is located behind the current landfill, near River Road. The previous design had the River Road access being used. Pressure from residents of River Road not to have access to the DPW Facility on River Rd resulted in a Town Meeting vote to restrict access from River Road to only emergency traffic and use the Route 20 and the landfill access as the primary access to the site. The current focus is on landfill access road is dealing with issues brought up during the 2013 Annual Town Meeting.

In the past, residents expressed interest in removing the landfill access roadway located off of Route 20, which was supposed to be a temporary addition. Since the time of roadway construction, the endangered species population to the west of the Landfill access road has expanded. This increase of habitat has made removal of the existing access roadway not permissible, according to DEP regulations, and Jeff Alberti.

There were previous comments from various groups particularly related to the site entrance roadway. These were relative to animal species preservation across the roadway. Weston and Sampson proposed the installation of two (2) small animal crossings located beneath the roadway.

In addition, there were questions related to the level of the area surrounding the roadway, and the leveling of the area to allow flooding in high water periods. Weston and Sampson had addressed this issue by lowering the level of the former leaf dump.

Jon Mishara reminded those in attendance that the project missed being approved at the last Town Meeting by only a few votes. John Moynihan stated that \$170,000 of funding was secured from the "rainy day fund" to cover cost of answering all questions, and bring the project up to standards of the DEP, and Wayland Conservation Commission.

John Moynihan stated that the following work is underway, relative to the project, and will help to answer questions:

1. Public Archeological Lab is doing survey of area around proposed DPW Facility.
2. A ceremonial stone landscape study is underway.
3. Notice of intent (NOI) will be filed tomorrow 8/9/13.
4. Survey will tell if historical artifacts ever existed where building and road are planned.
5. A methane study is being conducted around the potential site. The firm of Tighe & Bond is being used for this work.
6. 12,000 cubic yards of clay may be obtained, free of charge, from a construction site. Clay may be used to create a cap or wall below existing landfill site.
7. A DEP application was filed last week for this site. John Moynihan reported that the DEP has 30-45 days to comment.
8. In September, the archeological report is due. The study is being performed by a Public Archeology Lab. It may be possible that the items can be relocated into a designed area or "ceremonial landscape".
9. If project proceeds as hoped, if nothing is found to prohibit, an additional driveway may be included to increase functionality and efficiency of project.
10. If project is not approved, due to any issues beyond control, the existing Wayland/Sudbury wastewater treatment facility, located near Route 20, may be used to site a new DPW facility. John Moynihan expects that this alternate location would add an additional \$2.8 million to the project.

List of Documents:

1. Plan of Middle School Roof, dated 8/7/13.
2. Contractors Application for Payment- Middle School Roof Project, dated 8/8/13.
3. Proposed DPW Facility- Estimated road Costs, dated 8/6/13.

The next meeting will be held in one month on Wednesday, September 11th, 7:00 p.m.

8:55 p.m. Motion Jon Mishara to adjourn, second Brian Chase. Passed 5 - 0

Respectfully submitted,

Douglas J. Goddard