

Approved 1/6/15
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MINUTES

**Permanent Municipal Building Committee (PMBC) Meeting
Wednesday, November 5, 2014
Wayland Town Building
Senior Center**

Attendees:

Facilities Department: John Moynihan; Ben Keefe (left at 7:20 p.m.)

PMBC Members: Doug Goddard (Chair); Brian Chase; Joe Lewin; Jeanne Downs; Eric Sheffels; Mike Gitten; Jon Mishara

Weston & Sampson: Jeff Alberti

KVA: Joshua Sidney

I. Call to Order: Goddard called meeting to order at 7:05 p.m.

II. Public Comment: None.

III. Update on the Claypit Hill Window Project:

Moynihan reported that there was a meeting earlier that day with the project manager and architect. Based on recent tests, PCP levels are very low and not detectable. Caulking and glazing on existing windows, however, contain asbestos and will require special handling and procedures in their removal.

Submission to the Massachusetts School Building Authority (MSBA) for funding will be made by December 3, 2014 for review at MSBA's meeting scheduled for December 14, 2014. MSBA will notify the town in January 2015 if the funding request has been accepted or rejected and the town has 90 days to make a re-submission. Moynihan proposes a placeholder in the capital budget for up to \$250,000.

Discussion ensued about when construction can commence to minimize disruption to the school and students.

IV. Approval of Claypit Hill Window Invoices:

Following review and discussion of invoice that was in the distributed materials, Goddard made motion to approve invoice in amount of \$2,864.80 submitted by Pinck & Co. for professional services. Chase seconded motion; vote 6 - 0 in favor (Mishara abstained).

V. Status/Review of Progress on the DPW Project:

Sidney and Alberti provided update on construction of the new DPW facility on River Road. The slab is moving toward completion, plumbing/electrical 80% complete, metal panels 40% complete, masonry (exterior) 60% complete, masonry (interior) recently commenced, air vapor barrier installed, major underground systems completed.

Transformer is on site in location on pad. Site work contractor has additional work to complete. By December 1st, expect site up to grade and curbing completed. Discussion about site work contractor's adherence to schedule and overall management at the site.

Also reported that the trees that were inadvertently removed earlier in the construction along River Road have been replaced and the landscaping adjacent to the abutter has been completed.

VI. Approval of Proposed Change Orders:

Following review and discussion of change order documents in the distributed materials, Goddard made motion to approve Wayland/DPW Change Order #4 totaling \$194,224.68 (comprised of liquid de-icing storage tanks \$50,010.68, rust inhibitor ad-mixture \$42,826, epoxy flooring \$85,388, hangers for MEP systems \$16,000). Sheffels seconded motion; vote 5 - 0 in favor (Gitten and Downs abstained).

Following review and discussion of additional change order documents in the distributed materials, Sheffels made motion to approve Wayland/River Road Water Main Change Order #2 totaling \$8,621.68 for reconfiguring water main piping due to proximity of existing hydrant to large oak tree and root system. Goddard seconded motion; vote 5 - 0 in favor (Gitten and Downs abstained).

VII. Approval of DPW Project Invoices:

Following review and discussion of invoices in the materials distributed, Sheffels made motion to approve the following invoices totaling \$529,367.81:

1. KVAssociates, Inc. - \$21,495.00
2. UTS of Massachusetts - \$225.00
3. Weston & Sampson - \$20,000.00
4. NITHPO (monitoring of sensitive area) - \$1,400.00
5. G&R Construction - \$486,247.81

Goddard seconded motion; vote 5 - 0 in favor (Gitten and Downs abstained).

VIII. Approval of September 30, 2014 Minutes:

Mishara made motion to approve the September 30th minutes (as amended). Goddard seconded motion; 5 - 0 in favor (Chase abstained; Downs earlier departed).

IX. Solar on DPW Building:

Members of the Energy Initiatives Advisory Committee (including Ellen Tohn and Anne Harris) and representatives from Ameresco joined the meeting and gave a presentation on the status of solar initiatives in Wayland and the new DPW facility in particular. The following areas were addressed:

1. Solar photovoltaic (pv) benefits for the town
2. Site evaluation
3. Project description
4. DPW facility equipment specification
5. Project pricing
6. Proposed schedule

Discussion about the attractiveness of the new DPW facility for solar installation. Benefits to the town include: no money down, electricity savings over 20 years, equipment owned and operated by Ameresco (Wayland gives access to land through lease). Matter will go before Annual Town Meeting in 2015 once the necessary approvals have been obtained from town boards.

Discussion among PMBC recognized that the new DPW facility was designed to accommodate solar panels and the PMBC has no objections to solar installation at the site.

Sheffels made motion to support the installation of photovoltaic rays on the roof of the new DPW facility as presented by Ameresco subject to certain conditions, including but not limited to the following:

- No voidance of roof warranty;
- Satisfactory attachment and penetration points;
- Acceptable location of equipment;
- Connection to grid; and
- Acceptable insurance and indemnity provisions.

Goddard seconded motion; 4 – 0 in favor (Gitten and Chase earlier departed)

X. Meeting with Planning Board Member re long-term planning coordination:

Colleen Sheehan, Chair of the Planning Board, joined the meeting. Ms. Sheehan described a process for long-term capital planning for the Town of Wayland that the Planning Board was developing. She wanted to coordinate this effort with the PMBC and wanted to be sure

there was not an overlap or duplication of effort. Joe Lewin explained that the PMBC was in the process of developing a revised charge for the PMBC that would more clearly define the role of the PMBC in the capital planning process and that the revised charge would soon be presented to the Board of Selectmen for review. Lewin said that it was the intent of the PMBC to play a limited, technical role in the Town's capital planning process and that he did not see any conflict or overlap with what the Planning Board was proposing and what the PMBC saw as its duties.

XI. Members' Concerns: None.

XII. Other Business not reasonably anticipated 48 hours prior to meeting: None.

XIII. Adjourn: Upon motion, duly seconded, meeting adjourned at 10:00 p.m.