

MEETING MINUTES

Permanent Municipal Building Committee (PMBC) Minutes

Tuesday, March 3, 2015 *Approved 5/5/15*

Wayland Town Building

Selectmen's Meeting Room

Attendees

PMBC Members: Brian Chase, Joe Lewin, Eric Sheffels, Chris Brown, Doug Goddard, Michael Gitten

Ex-Officio Members: Ben Keefe, John Moynihan

Absent: Jeanne Downs, Massimo Taurisano, Jonathan Mishara

Guest: Joshua Sidney – KVA, representative for the DPW Project,
Jeffrey Alberti – Weston & Sampson Engineers, Inc.

Meeting called to Order at 7:06 pm by Doug Goddard, Chair

Public Comment;

None

Claypit Hill Elementary - Windows and Doors – MSBA Accelerated Repair Program

A contract amendment for Pinck & Co., Inc. was presented in the amount of \$109,675 bringing the total contract to \$124,675. The amendment updates Pinck & Co., Inc., the owner's project manager(OPM), from the feasibility stage through the completion of the anticipated \$1.8M project. If the total \$1.8M is not appropriated at Town Meeting then another amendment will be required to adjust the OPM contract.

Motion to recommend the School Committee approve the Amendment to the OPM Services Contract was made, seconded and passed on a vote of 4-0.

Invoices were presented for approval on the Claypit Hill Elementary Project:

Pinck & Co., Inc.	\$3,226.25
CGKV Architects, Inc.	\$15,735.00
Total Invoices	\$18,961.25

Motion to recommend the School Committee approve the invoices totaling \$18,961.25 moved, seconded, and approved by a vote of 4-0.

Ben Keefe reported that MSBA did allow for the increase in owners contingency requested by PMBC although it will not be counted in the calculation for the grant percentage. Therefore the schematic design package that will be voted on by MSBA on March 25, 2015 will be for a total of \$1,800,000.

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There was a discussion of a possible handout for Town Meeting concerning the history to date of the Claypit Hill Elementary Window and Door Project. Ben Keefe will prepare draft for discussion and preparation for Town Meeting for next PMBC meeting .

DPW Project Update

Joshua Sydney provided an update on the Project and Project Budget:

RFP has been issued for Commissioning Agent.

Discussion about providing natural screening to abutting neighbor. Committee agreed that it was a valid concern and if a cost effective method could be devised it should be implemented. Josh will continue to work on this item.

There was discussion regarding how snow was removed from the standing seam roof. Josh will inspect and determine if shovels did any damage to the protective coating.

Question from the public as to how solar panels will affect snow retention and ice dams. Explanation that roof insulation and space under the panels should insure that ice does not form and panels would neither increase nor decrease the movement of the snow.

Change Order Review:

Change Order 007 consisting of six Change Requests for a total of \$203,686.07.

- CR15-R1 Improvements to entrance canopy
- CR16 - Changes to door hardware mandated by electrical Inspector
- CR18-R1 Industrial equipment and outfitting.
- CR19 - Changes to stockade fence
- CR20 - Install conduit for radio tower
- CR21- Changes to toilet accessories

Motion to approve Change Order 007 made, seconded, and approved by vote of 4-0

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DPW Facility Project—Invoice Approval

Invoices were presented for approval on the DPW Project:

KVA Associates	\$21,405.00
KVA Associates	\$15,735.00
Five Oaks Construction Company	\$12,319.60
UTS of Massachusetts	\$340.00
Weston & Sampson	\$18,000.00
G&R Construction	\$674,063.95
Comm-Tract	\$5,853.00
Comm-Tract	\$12,681.50
Total Invoices	\$760,681.05

Motion to approve invoices made, seconded, and approved by vote of 4-0

Approval of Meeting Minutes

The PMBC Meeting Minutes of 01/06/2015 and 02/03/2015/14 were reviewed and discussed. Motion to approve minutes made, seconded, and approved by vote of 5-0

Member's Concerns

Doug to follow up on changes to charge by Board of Selectman.

Noted that at least 3 members will be completing their terms this June.

Additional Items not Anticipated

Meeting joined by members of the Energy Initiatives Committee and Ameresco to review installation of solar panels on the DPW Building roof.

Committee recognized that structural questions have been confirmed as fully capable of supporting all loads but inquire as to specific mounting hardware and effect on the paint system. Ameresco produced sample of clamps, and explained mounting procedure. PMBC asked Ameresco to confirm with manufacturer that it would not damage the paint system. There was a discussion regarding the location of transformers, converters and switches. It was agreed that there would be enough room available on the vehicle storage mezzanine and it would not interfere with building operations.

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PMBC confirmed that if the questions concerning paint damage could be adequately answered then the Committee could pass a motion at the next scheduled meeting that there was no objection to installing solar panels on the roof of the DPW Building.

Motion to adjourn made, seconded, and approved with a vote of 6-0.

Meeting adjourned at 9:00pm.

Respectfully Submitted,

Ben Keefe