

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)

Wednesday, September 16, 2015, 7:00 p.m. *Approved 1/21/2016*

Wayland Town Building

Senior Center

Attendees:

PMBC Members: Brian Chase, Eric Sheffels, Chris Brown, James Riley, Mike Gitten,
Jon Mishara

Ex-Officio: Ben Keefe, John Moynihan

Absent: Massimo Taurisano, Jeanne Downs

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

Meeting called to Order at 7:06 p.m. by Chair, James Riley.

Public Comment:

Duane Galbi: Acting as petitioner, submitted an article for Town Meeting that (a) requests the Board of Selectmen assign the PMBC to consult on the restoration of Stone's Bridge, and (b) requires the PMBC vote and approve by a 2/5 vote of the permanent members before any of the funds appropriated (in the 2015 Town Meeting) for the restoration of Stone's Bridge are expended. Petitioner states that he has been unable to speak with the Board of Selectman and was unable to meet with the Historical Commission as the Commission does not meet over the summer.

Elisa Scola: Chair of the Historical Commission, was present and discussed the historical importance of the Stone Bridge as one of the last remaining dry bridges in Massachusetts. It was built in the 1600s and is referenced in Thoreau's journal. The bridge was damaged by Hurricane Diane in the 1950s. Cement was used in that repair. She states the \$480,000 preservation fund secured by the Historical Commission is to restore the bridge's structure without the use of mortar. Framingham, which owns part of the bridge, is aware of Wayland's intent, but as yet has not indicated what, if any, action it will take.

PMBC members responded by encouraging the petitioner to formally approach the Board of Selectmen, as the project is not within the scope of the PMBC's charge. PMBC explained that if the project were assigned to the PMBC, the Historical Commission would assign two individuals to the PMBC for the duration of the project. This would insure that the Historical Commission's concerns would be well represented.

Although the bridge is a historic project and does not fit within the constraints of PMBC's charge of accountability and responsibility, the PMBC would not strongly object if assigned the project by the Board of Selectman.

There were no other public comments.

Status update DPW Project

Joshua Sidney states there are many small items which will be reviewed by the end of October and he would like to have 100% closeout by the end of October. The gate to the transfer station is going in this week. The shields are not up but should be up any day now. Lights are off at 7:00 p.m. every night. The highway wild seed mix used by the landscaper looks more like weeds than wildflowers and the area is unsightly. There was a request to get in writing a requirement that the landscaper return to eliminate weeds if the site does not improve. It was noted the wildflowers can take 2-3 years to get established. Jeff Alberti offered to have Weston & Sampson’s landscaper evaluate the issue. There are two areas that can’t be mowed so it is necessary that the wildflower mix is well established.

John Moynihan states there are two areas in the building that aren’t draining properly. They are testing them this Friday by flooding the floor. John thinks it may be related to the floor pitch but will know more on Friday after the test.

Approval of DPW Project Invoices

Invoices were presented for approval on the DPW Project:

Carousel Industries	\$106.92
Carousel Industries	\$116.67
Grainger	\$3,730.40
Grainger	\$2,265.00
Grainger	\$506.50
Grainger	\$735.25
Grainger	\$1,745.00
Grainger	\$4,236.00
LiftTruck Parts & Services 11, Inc.	\$975.00
Blue Tarp Financial	\$563.10
Blue Tarp Financial	\$68.02
KVAssociates, Inc.	\$11,475.00
KVAssociates, Inc.	\$8,085.00
Motorola Solutions, Inc.	\$23,978.21
Weston & Sampson	\$ 5,500.00
WB Mason	\$3,754.02
United Rentals	\$1,921.81
G & R Construction	\$151,294.22
Total of Invoices submitted:	\$221,056.12

Joshua’s goal is to have all bills paid by 12/31/15 for a final closeout. Joshua will also check OMB and warranties. John and Josh will identify any leftovers by next meeting. A closeout report to the Board of Selectmen by PMBC will be prepared after conferring with town counsel.

Motion to approve invoices made, seconded and approved by a vote of 5-0.

Approval of Claypit Hill Windows Invoice

Invoices were presented for approval on the Claypit Hill School Window Replacement/MSBA Accelerated Repair Project:

Pinck & Co., Inc. Pay Request #12	\$5,885.00
Pinck & Co., Inc. Pay Request #13	\$5,432.17
CGKV Architects, Inc.	\$30,950.00

Motion to approve CGKV Architects, Inc. invoice of \$30,950.000 made, seconded and approved by a vote of 4-0.

Motion to approve Pinck & Co., Inc. pay request #12 in the amount of \$5,885.00 made, seconded and approved by a vote of 4-0.

Pinck & Co., Inc.’s pay request #13 payment denied. The percentage of work invoiced is ahead of the percentage of work completed. Ben Keefe explained that invoice was presented because Pinck & Co. Inc. has incurred the costs invoiced and as a fixed price contract the final cost remains unchanged. PMBC members advised that the OPM, Pinck & Co., Inc., should be held to the same invoicing standards as a general contractor and be paid for work in place not effort extended.

PMBC Annual Report

The 2015 PMBC Annual Report was submitted and reviewed.

Approval of Minutes

Minutes of August 11 meeting were reviewed.

Motion to approve, seconded and approved by a vote of 3-0.

Members’ Concern

John Moynihan reports problems with the wiring of the overhead crane at the DPW Building. The wires are undersized for the length of run to the overhead crane and will not pass full load lift test. Weston & Sampson are contacting the manufacturer. Rewiring may be necessary, and John believes the fee should be split.

Members asked about the status of the old DPW building. DPW needs to remove remaining items. Then, the power will be shut off, pipes drained, fire alarm turned off, windows boarded up and building painted. Ben states insurance company recommends leaving it as an “abandoned building” rather than maintaining utilities.

Other business not reasonably anticipated by Chair 48 hours prior to meeting

None

Motion to adjourn made, seconded and approved with a vote of 4-0. Meeting adjourned at 8:29 p.m.