

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)
Tuesday, September 27, 2016, 7:00 p.m. *Approved 10/25/16*
Town Building

Attendees:

PMBC Members: Eric Sheffels, Patrick Rowe, Mike Gitten, Brian Chase (7:50 p.m.)
Stone's Bridge Project: Tonya Largy
Claypit Hill Project: Jeanne Downs
Ex Officio: Ben Keefe
Absent: James Riley, Elisa Scola
Guests: John Wathne, Structures North

Meeting called to order at 7:12 p.m. by Patrick Rowe

Public Comment

None

Update and Invoice Approval, Claypit Hill School Project

Ben Keefe reported that the caulking has been completed and all shades are in with the exception of the clerestory in the cafeteria and media center. Cleaning of the soffits eliminated the need to paint them. The project is currently tracking \$87,240 under budget. Ben expects all proposed change orders to be finalized before next PMBC meeting. Landscaping repairs will be provided locally outside of Lockheed's contract. Lien releases, warranties assigned to us and final asbestos documentation are required for close-out.

Ben will develop and provide a one-page close-out memo to the School Committee pertaining to the Claypit Hill Windows Project when the project is complete. This report will act as a template for all future project reporting to sponsor groups.

Invoice Approval – Pinck & Co., Inc.

PMBC members reviewed Pinck & Co., Inc., Requisition #20, dated September 23, 2016

Pinck & Co., Claypit Hill, MSBA Accelerated Repair Project \$126,988.65

Motion made by Eric Sheffels, seconded by Mike Gitten, to approve Requisition #20 for \$126,988.65.
Motion approved with a vote of 4-0-0.

Stone's Bridge Project – Meet Designer and Project Update

John Wathne, P.E., President of Structures North, described his structural analysis and design experience related to bridges especially as it concerns dry laid stone bridges. His firm handles approximately 200 projects

each year. Structures North is currently working on the oldest dry laid stone bridge in Maine. Mr. Wathne informed the Committee about issues relating to Stones Bridge that he observed from his recent visit, acknowledging that further tests may be required. Issues that remain to be explored are: establishing the exact property line; the current hand- rail doesn't meet code; contending with sink holes; the state controlled stream bed, and stabilizing and determining an acceptable working load for a bridge designed for horses and carriages. John Wathne also stressed the challenges of obtaining necessary permits from various agencies such as DEP, EPA and other agencies. He provided a restoration schedule for the project.

The PMBC discussed meeting with the Historic Commission to establish what future use is to be expected for the area and the level of historical accuracy required for repairs.

Annual Town Meeting Report

Members reviewed the PMBC Annual Report provided by Ben. Members requested the dates July 1, 2015 – June 30, 2016 be added to the report.

Motion to approve the Annual Town Meeting Report as amended made by Eric Sheffels, seconded by Brian Chase and approved with a vote of 5-0-0.

Approval of Minutes

Members reviewed minutes from August 30, 2016 and September 6, 2016.

Motion made by Brian Chase, seconded by Mike Gitten to approve August 30 and September 6, 2016 minutes and approved with a vote of 5-0-0.

Members' Concerns

Jeanne Downs reported that the School Committee is in the process of selecting a member for the Loker School Windows project.

Ben then updated members concerning the Loker School project. Because the roof is only 11 years old, MSBA denied our request to add the roof to the project.

The DPW lay down issue was discussed.

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

None

Adjourn

Brian Chase moved to adjourn, seconded by Patrick Rowe, and approved with a vote of 5-0-0.

Meeting adjourned at 9:12 p.m.