**MEETING MINUTES**

Permanent Municipal Building Committee (PMBC)

Tuesday, March 26, 2024, 7:00 p.m.

Place – Town Building

PMBC Members: Patrick Rowe, Mike Gitten, Brian Chase,

Community Center/COA Project: Greg Lusky, Bill Sterling

Loker Field Project: Asa Foster

High School Field: Jeanne Downs

Library Project: Aida Gennis, Judy Dion

Ex Officio: Ben Keefe

Guests: Kim Treacy, Kimberly Buhl, John Zychowicz, Carole Plumb,

Thomas White

**Call To Order**

Patrick Rowe called the meeting to order. He stated that the meeting is being recorded by WayCAM and will be shown later.

**Public Comment**

None

**Update Loker Recreation Grass Field Project**

Ben distributed the Project Financial Status Report and said there has been no change since last month. Camera installation is in process. A traffic study is required six months after the opening. The Recreation Commission would like to begin using the field on April 1.

**Update High School Field Drainage**

Ben reported that installing smaller mesh screens to the six baskets at the field perimeter drain has prevented the crumb rubber from flowing into the drainage system. This may be the final solution. If not, however, Meridian has designed a grid chamber at the outflow with an estimated cost of $85,000 and a yearly maintenance cost of $4,000.

**Update on Stone's Bridge Project**

Ben has begun the process of renewing the Conservation Commission's permit. He will advertise the project in the Central Register next week and hopefully open the bids on May 2nd. He continues to seek grant funding. Ben is in contact with Framingham.

**COA/Community Center Project Update**

Kim Treacy reported on construction updates. Under slab Plumbing, electrical and the fire sprinkler system are being installed. Ben said that CMG notified him at noon today that one of the soil piles had a high content of PAH, polycyclic aromatic hydrocarbons, that is above the reportable limits. PAH is associated with fuel oil, coal and asphalt. Ben stated at least 500 yards and perhaps more will need to be removed. Members discussed financial responsibility for the soil removal and its impact on the project. Our LSP is in contact with Raytheon's LSP. There may need to be a change to the RAM plan. PFAS results will be available on April 6th. Kim said the project web page is updated biweekly.

Members reviewed and discussed the Monthly Project Report and schedule.

**Update on Wayland Free Public Library Project**

Ben stated that the Library Working Group has met and prioritized items that were approved by the Town. The base construction items include a tie-in to the municipal sewer line; creation of an accessible path to the children's wing on the lower level; adding wheelchair accessibility slope to the North Wing exit.

The bathrooms will be unisex and accessible. Extra storage and a book drop-off will be added. The children's area will be modified by eliminating the tiered seating and carpet. Replacements will include movable furniture and flooring that is easily cleaned. Auto openers for the three main entrances will be installed. The existing elevator will be upgraded. These base scope items will be taken to 50% construction document level design. Then a cost estimate will be prepared to determine the budget remaining to upgrade the mechanical system. Kim stated that the site projects are subject to approval by the Conservation Commission and Planning Board.

The mezzanine and OPM were discussed. The Proposal Letter for scope and fee outline will be available tomorrow. Members discussed how best to manage the project.

**Approval of Minutes**

Michael Gitten moved to accept the February 27, 2024 minutes, seconded by Brian Chase, and approved with a vote of 4-0-1.

**Members Concerns**

None

**Other Business Not Anticipated 48 Hours Before the Meeting**

None

**Adjourn**

Mike Gitten moved to adjourn the meeting, seconded by Brian Chase, and approved with a vote of 4-0-0.

**Attachments**

COA/CC Monthly Project Report

Loker Project Financial Status Report

Wayland Free Library Cost Breakdown Summary