**MEETING MINUTES**

Permanent Municipal Building Committee (PMBC)

Tuesday, January 30, 2024, 7:00 p.m.

Place – Town Building

PMBC Members: Patrick Rowe, Eric Sheffels, Mike Gitten, Andrew Steneri, Brian Chase

Ex Officio: Ben Keefe

Guests: Kim Treacy, Ellen Tohn, Abigail Shute, Greg Lusky

**Call to Order **

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

**Public Comment**

None

**COA/Community Center Project Update**

Ben stated that the Select Board authorized the contract to Tower Construction. The Town Manager then executed it. Work has begun. Ben distributed a new budget reporting form developed by Kim Treacy and Greg Lusky that is intended for use on all Facilities projects henceforth. He reviewed the format that will be updated monthly. He highlighted new variances to the Committee—trenching and solar support structure. The OPM's request for additional services was discussed. Kim Treacy stated that the meetings required for this project were more than anticipated as well as a six-month extension to complete the project.

The project summary contains a list of potential risk issues; the OPM addresses each one to provide a clear vision of the issues. Ben reported that Tower Construction notified him today that they hit an underground tank and associated soil with an odor. They stopped work and called CMG.

Kim informed the Committee that the OPM, City Point, has merged with HDR.

Mike asked when the sewer connection permit application would be submitted. Ben said the contractor is handling it. Kim will meet with the contractor tomorrow to discuss the connection application. Brian suggested that the new form include the names of the Design Team, the OPM, and primary contractor and some other suggestions with the Committee.

**Loker Field**

Ben handed out a financial status report. The project will come in at $3,000,000 as budgeted. Ben will find money to cover their costs of the goal posts and security cameras that were not in the original project. Members discussed outstanding invoices. Members also discussed strategies to anticipate contingency risks.

Eric Sheffels moved to allow Ben to negotiate Weston & Sampson professional services contract amendment No. 5 up to a not to exceed limit of $68,242 on the premise that prior to finalizing that contract he identifies funds sufficient to complete the project from sources yet to be determined, seconded by Brian Chase and passed with a vote of 5-0-0.

**Stone's Bridge**

Ben reported that the Conservation Preservation Committee (CPC) has authorized an additional $400,000. A warrant will be presented for a vote at Town Meeting in May. The CPC requested that Wayland obtain a written letter from the City of Framingham in support of this project. The Town will seek new permits. Abby Shute will act as OPM.

**Energy and Climate Committee**

Ellen Tohn and Abigail Shute presented an overview of the 3 new building codes: Standard, Stretch, and Specialized. The Stretch and Specialized codes increase the energy efficiency requirements for all new residential and commercial buildings. The specialized code is optional and therefore requires approval at Town Meeting. The Energy and Climate Committee will present a warrant at May's Town Meeting to adopt the specialized code.

After discussion, Eric Sheffels moved that the proposed adoption of the Specialized Code is endorsed by the Permanent Municipal Building Committee on its merits and for application on future municipal projects, seconded by Brian Chase and approved with a vote of 4-0-0.

**Minutes**

Eric Sheffels moved to accept the November 3, 2023 minutes, seconded by Mike Gitten and approved with a vote of 4-0-0.

**Members Concerns**

None

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

None

**Adjourn**

Brian Chase moved to adjourn the meeting, seconded by Andrew Steneri and approved with a vote of

4-0-0.

**Attachments**

COA/CC financial form

Weston & Sampson Amendment No. 5

Stone's Bridge financial sheet