

## MEETING MINUTES

Permanent Municipal Building Committee (PMBC)  
Tuesday, December 17, 2019, 7:00 p.m.  
Town Building, Board of Selectman's Room

Attendees:

PMBC Members: Patrick Rowe, Brian Chase, Michael Gitten, Eric Sheffels, Jeanne Downs,  
Michael Hoyle

Ex Officio: Ben Keefe

Guests: Aaron Hall, Corey Davidson, Jeffrey Seyer, ACG, Project Manager,  
Don Velozo, ACG, Matthew Wzorek, Tighe & Bond, Project Engineer

Meeting called to order at 7:01 p.m. by Patrick Rowe. This meeting is being video-recorded by WayCAM.

### Public Comment

None

### High School Athletic Fields Update and possible invoices

Aaron Hall handed out a December update of the site. He reported that the track and field has been completed, with the exception of final grooming and final Gmax testing. The concessions building and restrooms are progressing. Roofing on the storage building was changed to material compatible with cold weather installation and is scheduled for next week. Electrical work will begin after the roofing is completed. The bleachers have a minor punch list of items to be completed. Aaron has inserted a budget placeholder for additional cold weather conditions.

Aaron discussed the two pending exposures: the sound system and winter conditions for the storage and restroom buildings. Members reviewed the anticipated cost report.

Aaron distributed the December 17, 2019 Invoice Summary.

### Members reviewed LeftField Invoice Summary, dated November 26, 2019 for \$551,539.36.

Motion made by Brian Chase to approve Invoice Summary dated December 17, 2019 totaling \$255,918.96 seconded by Eric Sheffels and approved with a vote of 5-0-0.

LeftField, Invoice #12, 12/13/2019, Construction, OPM Services	\$ 10,100.00
Tower Construction, Invoice #3, 12/13/19, Chapter 149 construction	\$ 103,414.67
Town of Weston, Invoice #3.09, 12/04/19, HS field rental	\$ 397.50
Heimlich Landscaping, Invoice #8, 12/12/19, site construction	\$ 139,631.73
Sunbelt Rental, Invoice #95752221-01, 12/17/19	\$ 2,375.79
<b>Totaling</b>	<b>\$ 255,918.96</b>

The wheelchair lift and lighting should be installed in the next couple of weeks. Aaron stated that a track certification will take place.

Ben distributed an email From W & S on a PFAs News Report. He said the State is changing its requirements for PFA testing. Baseline samples have been taken outside the septic system and the two test wells used to comply with the order of conditions.

### **Loker Roof Replacement**

Ben introduced the team for the MSBA Loker project. Don Velozo stated the primary objective tonight is to decide which roofing material should be used. Matt Wzorek handed out a drawing of Loker's roof and detailed dates of prior installation and additions. The project is for the main roof and early additions. The gym's roof and 1999 addition will be an alternate. Matt stated they intend to completed demo the old roof system and reinstall from the decking. New insulation will be installed to meet the Energy Stretch Code. He handed out a roofing systems comparison sheet with pros and cons of each system. He discussed a newer system, TPO, that has become an industry standard. Members discussed and evaluated each system. Members chose the PVC roofing system. Air handling units will be evaluated for reuse or replacement. MSBA will support the evaluation and design of the mechanical units but not the purchase of new equipment. A solar option will be evaluated.

A schematic design and budget is due at MSBA on January 2<sup>nd</sup>. A budget number for the warrant is due on January 15<sup>th</sup>. Members suggested items that could be added to the scope of the project. The OPM will provide a comprehensive scope review. Members request that a 20% contingency on the project given the as yet unknowns.

### **PMBC Policies, Procedures and Checklist**

Brian stated he updated his draft that Ben sent out to members. He suggested each member take a section. Ben will circulate the draft again and bring hard copies to the next meeting.

### **Approval of Minutes**

Members reviewed the minutes of November 26, 2019.

Motion made by Eric Sheffels, seconded by Brian Chase, to approve the minutes of November 26, 2019 and approved with a vote of 4-0-0.

### **Members' Concerns**

Ben stated a member from DPW will be at January's meeting regarding Stone's Bridge. He also reminded members that 2020 PMBC dates have been sent out.

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

None.

### **Adjourn**

Motion to adjourn made by Brian Chase, seconded by Michael Gitten, and approved with a vote of 4-0.

Meeting adjourned at 8:2 p.m.

**Items included for discussion:**

LeftField Invoice Summary, 12/17/19

LeftField Cost Report

LeftField Photos, 12/19

Left Draw Request, 12/19

Roofing Systems Comparison

email from Brandon Kunkel, 10/23/19 on STC Statement on PFAS News Report

W & S Memorandum, 10/14/19, Potential PFAS presence in Artificial Turf