

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)
Tuesday, March 3, 2020, 7:00 p.m.
Town Building, Board of Selectman's Room

Attendees:

PMBC Members:	Brian Chase, Michael Gitten, Eric Sheffels, Elsa Scola
Ex Officio:	Ben Keefe
Guests:	Aaron Hall, Don Velozo, Matthew Wzorek Jeff Seyez

Meeting called to order at 7:06 p.m. by Brian Chase. This meeting is being video-recorded by WayCAM.

Public Comment

None

Stone's Bridge Project

Paul Brinkman reported meeting with Structures North to go over the plans. He contacted the Army Corps of Engineers and determined this project needs permits from them. Paul is hiring TEC to work with John Watne, Structures North project architect, to prepare the application to the Army Corps of Engineers. The application will include all necessary permits. This will expedite the project. An extension on the Conservation Committee's permit is necessary as it expires in August. The project is estimated to take three months. Paul will check the design to ensure that the supporting structures aren't visible. Ben will bring the current budget for the project to the next meeting.

High School Athletic Fields Update and possible invoices

Aaron Hall updated the Committee on progress to date and handed out current photos. Most of the fencing has been installed. Eversource is expected to activate power to the main transformer this week. The tennis courts sealing will be completed after the season is over due to weather conditions. Temporary striping will be applied so students will be able to practice and compete. Aaron anticipates the restroom and concession buildings will be completed within the next three weeks.

The track is completed. GMAX testing is scheduled for next week. The concession and restroom buildings will be locked. The bathroom has heaters and a valve for drainage in the winter. Instructions on weatherization will be explained at the closeout.

The Field House will provide restroom facilities until the bathrooms are finished. The engineer and Heimlich will meet next week to tag trees for landscaping. Grading issues by WayCAM were discussed and will be addressed by the contractors. The plaza concrete is being replaced as it is substandard.

Aaron distributed the Anticipated Cost Report and Draw Report which members reviewed and discussed. All members have no objections to the payment of the following invoices:

LeftField, Invoice #14, 3/03/2020, Construction, OPM Services	\$ 10,960.00
Tower Construction, Invoice #5, 2/29/2020, Chapter 149 construction	\$146,129.43
Heimlich Landscaping, Invoice #8, 12/12/19, site construction	\$ 53,770.00
Totaling	\$210,859.43

MSBA Loker Roof Replacement

ACG distributed a March 3rd project update. Matt stated that the schematic design was submitted for review to the MSBA and their staff will recommend the project for approval by the Board of Directors on April 15th. The estimated project cost is \$.4.3 million including all contingencies. The designer is preparing construction documents. This is the budget number that will be presented at Town Meeting. MSBA will not reimburse the 1999 modular roof or some of the rooftop items that will be replaced.

Codes issues were discussed and any structural problems discovered will be addressed as they arise. An electric heat pump unit with gas backup will be utilized as the replacement for the aging Roof Top Ventilation Units.

All members have no objection to the payment of the following invoices:

ACG, LES1, dated 11/30/19	\$ 2,000
ACG, LES2, dated 12/31/19	3,000
ACG, LES3, dated 01/31/20	3,000
ACG, LES4, dated 02/29/20	7,000
Tighe & Bond, Invoice 12091198, dated 01/31/20	59,400
Totaling	\$74,400

ATM Reports, Loker Recreation Field and Loker Replacement

Ben distributed draft reports of the Loker roof project and the Loker turf field construction project requested by the BOS prior to Town Meeting. Members reviewed the documents and recommendations will be incorporated by Ben. Permitting issues were discussed. Mike suggested that Weston & Sampson's baseline monitoring reports from the High School be made public.

PMBC Policies, Procedures and Checklist

Members will continue to work on each section.

Approval of Minutes

Members reviewed the minutes of January 28, 2020.

Motion made by Eric Sheffels, seconded by Mike Gitten, to approve the minutes of January 28, 2020.

Members' Concerns

None.

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

Ben will draft recommendations to the Board of Selectmen for the two articles and solicit comments.

Adjourn

Motion to adjourn made by Eric Sheffels, seconded by Mike Gitten and approved with a vote of 3-0-0.

Meeting adjourned at 8:06 p.m.

Items included for discussion:

LeftField Invoice Summary, 03/03/20

LeftField Cost Report, 03/03/20

LeftField Draw Request, 03/03/20

LeftField Monthly Progress Pictures

ACG Budget as of 3/03/20 and schedule report

PMBC draft reports of Loker Roof and Loker Field for BOS