

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)
Tuesday, January 9, 2018, 7:00 p.m.
Town Building

Attendees:

PMBC Members:	James Riley, Eric Sheffels, Patrick Rowe, Brian Chase, Michael Gitten
Library Project Update:	Aida Gennis
Loker Windows & Doors:	Jeanne Downs
Athletic Fields, HS Stadium:	Jeanne Downs
Ex Officio:	Ben Keefe
Guests:	Chris Blessen, Sandy Raymond, Tom Fay

Meeting called to order at 7:05 p.m. by James Riley, Chair.

Public Comment

None

Library Project Update and Invoice Approval

Chris Blessen provided a printout of the revised schematic design that will be submitted for a cost estimate. This plan accommodates 103 parking spaces. Ten spots are for staff and the rest for patrons. This meets the MBLC guideline of 1 spot for every 400 sqft of building. PMBC inquired about the use of the open space beyond the parking lot. Discussion ensued about the proposed location of the leaching system. Members recommended the leaching field stay under the parking lot. The cost estimate should include the amount to remove the pavement and loam and seed the area as well as a number for the demolition of the building. The consent of the Recreation Committee will be required before bid documents to permit any work in the portion of the lot they control.

The design currently includes a roof garden with 1,350' of growing space. The mechanical room will occupy the north end of the second floor. It is large enough with adequate floor loading to accommodate high level sustainable batteries. There will be 8 sky lights providing natural light in the interior of the building. PMBC suggested that the estimator include what the cost would be for solar panels and what it will take to get the project to the aspirational goals of the Energy Committee of net zero energy. Members discussed whether the envelope could support this goal. They suggested other elements to consider are geothermal, radiant floor installation and solar water heating. Also to be included in the estimate is an allowance for a fun activity space geared to the children. The Committee stated the building should not exceed an elevation of 35'.

Sandy Raymond, Anne Knight, and the library staff have reviewed the plans and are comfortable with the current plans although some areas may shift. Aida reported that the library project total submitted for the town warrant will be \$28,940,710.

Discussion ensued on identifying what financial commitments remain and how to allocate the remaining funds. Aida outlined various methods of educating the public. She proposed having 8 water color renderings of the building to be ready by February 1. Each image would cost \$750.00. They would be displayed in the library and at town meeting. Additionally, Friends of the Wayland Library will mail postcards to each household. It was decided that Tappe would prepare a cost estimate.

Motion made by Eric Sheffels, seconded by Brian Chase to authorize \$5,000 to Tappe to cover a cost estimate for the library project and approved with a vote of 6-0-0.

Motion made by Eric Sheffels, seconded by Brian Chase to authorize \$6,000 to Tappe for 8 water color renderings and approved with a vote of 6-0-0.

There was a discussion concerning the role of the PMBC at Annual Town Meeting. The PMBC will be available to answer technical questions concerning design, construction, and project budget but not as advocates for or against any project.

Members reviewed the following invoices:

Tappe Invoice No. 171203, dated January 5, 2018 for Professional Services from December 1 – 31, 2017.

Motion made by Eric Sheffels, seconded by Brian Chase, to approve Tappe Architects, Inc., Invoice 171203 for \$3,300 and approved with a vote of 6-0-0.

Loker Window and Door Project-Update and approve invoices

Ben reported that there is no real change now, but the whole project team will attend February's meeting. The submittal process is in the works.

Members reviewed the following invoices:

CBI Consulting, Inc., Invoice 27457, dated 11/30/17, for construction documents and bidding

Motion made by Eric Sheffels, seconded by James Riley, to approve CBI Invoice 27457 for \$7,500, and approved with a vote of 5-0-0.

Strategic Building Solutions, LLC, dba Colliers International, Invoice 19361, dated 10/31/17 for bidding and construction phase work

Motion made by Eric Sheffels, seconded by James Riley, to approve Invoice 19361 for \$4,918, and approved with a vote of 5-0-0.

Athletic Fields and Stadium Renovations Project update

Ben reported that LEFTFIELD, LLC has been selected as the OPM. Two applicants responded to the design RFQ, the responses have been ranked by the selection committee. Both applicants are capable and expressed concern over the aggressive time line for this project. The Town Administrator has authorized Ben to negotiate with his first ranked respondent. Fees for the designer have already been approved at town meeting. PMBC instructed that 10% of the total amount be held back for unforeseen contingencies. PMBC requested that the School Committee decide whether to use grass or artificial

turf. PMBC indicated that they were willing to assist with in-fill choices but request the School Committee offer guidance on their priorities for the project, such as cost, program usage, maintenance, health effects, etc.

The OPM and Designer for the High School stadium project will also be working on the Loker Recreation Area Field. Asa Foster and Brud Wright have been designated as representatives by the Recreation Committee. They will attend the Jan 30th PMBC Meeting.

Fire Station #2 Renovations – Project Update

Ben reported that an OPM has been selected. The RFQ combined the Town Building and Fire Station #2 renovations. Separate funding articles will be presented at the Annual Town Meeting. Details will be discussed at the February PMBC meeting.

Town Building Renovations – Project Introduction/Update

The Town Building Renovations have been included with the Fire Station #2 OPM contract.

Approval of Minutes

Members reviewed the minutes from 12/14/17.

Motion made by Brian Chase to approve the minutes of 12/14/217 as amended, seconded by Eric Sheffels, and approved with a vote of 5-0-0.

Members' Concerns

There was discussion concerning the reestablishment of the COA-CC project. The COA-CC plans to present an article for project design at Annual Town Meeting. PMBC members were concerned that they have not been fully consulted on this project's recent development. Ben has been instructed to remind COA-CC about PMBC's purview over this project and to include the project on the Jan 30th agenda.

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

None

Adjourn

Motion to adjourn made by James Riley, seconded by Brian Chase, and approved with a vote of 5-0-0

Meeting adjourned at 9:05 p.m.