

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)
Tuesday, January 30, 2018, 7:00 p.m.
Town Building, Board of Selectman Room

Attendees:

PMBC Members:	James Riley, Eric Sheffels, Brian Chase, Patrick Rowe
Library Project Update:	Aida Gennis, Thom White
Loker Windows & Doors:	Jeanne Downs
Council On Aging/CC:	William Sterling, Mark Foreman
Athletic Fields, HS Stadium:	Jeanne Downs, Asa Foster
Ex Officio:	Ben Keefe
Guests:	Chris Blessen, Sandy Raymond, Tom Fay, Anne Harris, Tom Sciacca, Lynn Stapleton, Gene Bolinger, Cassidy Chroust

Meeting called to order at 7:02 p.m. by James Riley, who stated the meeting was being video-recorded by WayCAM.

Public Comment

None

Energy & Climate Committee Resolution: Energy and carbon savings in municipal building construction

Ben reported that he had electronically forwarded to members the Energy and Climate Committee's proposed article for Town Meeting. Anne Harris recounted the aspirational goals of the Energy and Climate Committee. For this article, the Energy Committee was seeking the PMBC's endorsement. Members discussed and reviewed the article. Members agreed that as the town board charged with overseeing the design and construction of municipal buildings, the PMBC endorses the objectives outlined in this article.

Motion made by Eric Sheffels, seconded by Brian Chase, to adopt a resolution endorsing the article by the Energy and Climate Committee and approved with a vote of 4-0-0.

Library Project Update and Invoice Approval

Chris Blessen distributed the library cost estimate with 3 separate budgets. The first budget was all inclusive. The second budget took the solar panels out, and the third budget left solar in but took out geothermal and wind. Members reviewed and discussed the budgets. The first budget is approximately \$800,000 over. Members discussed how to produce a conforming budget for the library's warrant. Consensus was to use the all-inclusive budget and reduce the escalation number to match the warrant figure.

A proposed statement was provided and discussed:

The PMBC has administered the \$150,000 Library Planning & Design Study authorized by the November 2015 special town meeting. The building program presented in the warrant represents the end product of that study. The PMBC believes the budgetary and schedule objectives included in the warrant are prudent and achievable given the programmatic and design objectives.

Motion made by Eric Sheffels, seconded by Brian Chase, to allow the Library Trustees to use this statement as they see fit, and approved with a vote of 6-0-0.

There were no invoices at this time.

Approval of Minutes

Members reviewed the minutes from 01/09/18.

Motion made by Brian Chase to approve the minutes of 01/09/2018 as amended, seconded by James Riley, and approved with a vote of 4-0-0.

High School Athletic Fields and Stadium Renovation – Project Update

Ben introduced the project team. Lynn Stapleton is the OPM, from LEFTFIELD and Gene Bolinger and Cassidy Chroust are the designers, from Weston & Sampson. Ben stated that the 3 projects have been combined. There will be one contract for the OPM and one contract for the designer.

Gene explained that a joint sponsored High School and Recreation Commission master plan was previously developed after multiple public meetings with stake holders that received much input. Jeanne Downs stated two more public meetings will be scheduled: one to discuss whether to choose natural or synthetic turf for the High School, and a second, if necessary, to discuss the choice of infill if synthetic turf is chosen. Gene reported the High School's synthetic turf was installed in 2007-2008 and needs to be replaced. The current generation of synthetic turf has a 10 year guarantee but with proper maintenance can last 12-16 years. The track is older and sections of it border on being unsafe, correction will require full depth replacement. The tennis courts have deteriorated and also need full depth reconstruction. Gene noted that the exterior sports fields were not improved when the new High School was built.

Gene handed out and discussed the plans for area 1, the stadium/field and area 2, the tennis/softball/basketball complex. Town meeting approved funding for design, permitting, and bid documents for area 1 and area 2. Members questioned whether there are any code issues associated with the restrooms, ADA compliance, etc. W & S will investigate this issue and report back to the Committee. The preliminary budget is \$5.4 million dollars and provides for contingencies. Members questioned how the budget was arrived at. Ben will send members the master plan and forward the cost estimates in time for the February 13th meeting. Also, W & S will provide data on cost differences for natural grass, synthetic turf, and various infills.

Loker Recreation Field - Project-Update

Gene handed out a schematic plan for a multipurpose rectangular field with parking at the Loker site. Included in the design are trail improvements, removal of invasive species and replacement with native species. Members questioned whether there were any concerns about hazardous waste on the site.

Eric asked whether there is any activity use limitation on the property. Asa Foster will investigate and report back. W & S used an on the ground survey but is not sure whether a geotechnical study has been conducted. It is anticipated that porta toilets will be used.

Linda Segal commented that current Loker schematic plan is encroaches on Conservation land. Gene said that W & S is aware of this and a new plan will address the boundary issue.

Loker Window and Door Project - Update and Approve invoices

There are no invoices or updates at this time.

Council on Aging and Community Center – Project Update

Ben reported that the Board of Selectmen reestablished the COA/CC advisory committee two months ago. In 2016, the COA/CC received \$150,000 for a study of the town center lot for a COA center, approximately \$86,000 still remains available. A phase 1 study and an enhanced soil study were done. The Board of Selectman received the soil sample study in mid-January. It has not been released as negotiations are still going on for the land. (Correction: The soil sampling study has been released is available on the COA/CC Advisory Committee webpage.

Bill Sterling showed members a preliminary building design that would rehabilitate the current structure. The building would be stripped back to the frame and insulated to approach net zero energy. The building is approximately 10,250 square feet. Members questioned whether the building was sufficient for anticipated programs. Bill stated that while not meeting the state recommended square foot number it would be a great improvement over current space in Town Building. The location could also accommodate approximately 100 parking spaces. The preliminary design building includes large multi-configuration spaces that could accommodate 250 people, but also could be divided into 4 separate rooms. It's anticipated that the building would provide use for seniors during the day and multi-generational use from 3:00 p.m. into the evening hours. Bill distributed a cost estimate of \$4,580,830 for the building based on the preliminary design. Only design money is requested at Annual Town Meeting. If the article passes at ATM, the PMBC would oversee the hiring of an OPM and Architect and complete the design work.

Members' Concerns

Need to reschedule the March 27 meeting as there is a town election that night

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 4-0-0

Meeting adjourned at 9:37 p.m.