

Permanent Building Committee Meeting Minutes
Wednesday August 31, 2022
Zoom Meeting
Approved: September 28, 2022

PBC Members present: Cindy Russo, Chair; Jeff Hayes, Building Commissioner; Pablo Carbonell; Steve Moeser; Guy Herman.

Attending: Kim Buhl, DAI; Debbie Thompson, COA Director; Guy Oliva, COA Representative.

Ms. Russo called the meeting to order at approximately 9:00 a.m.

Minutes of 8/8/22

Mr. Moeser made a motion to approve the Minutes as presented; Mr. Carbonnell seconded. All were in favor.

Update on the Council on Aging project

The PBC Members reviewed the contractor's 2nd requisition. Ms. Buhl confirmed that it reflects 15% completion and that she was last on-site on Thurs. 8/25. Mr. Moeser noted that the requisition is for work completed through the end of the month; Ms. Buhl indicated that there are photos of the work completed posted to Project Dog. She confirmed that 80% of the HVAC work has been completed as reflected in the line items. Ms. Buhl indicated that the FCUs or VRFs have not yet been delivered; she will ask for an estimated delivery date. Ms. Buhl reported that she requested updated schedules be provided at every upcoming construction meeting. Mr. Hayes stated that the contractor indicated the slab would be cut for plumbing the following week. The Members agreed to refrain from asking the contractor to remove this line item from the requisition as it would delay payment but asked Ms. Buhl to inform them that its premature inclusion was noted. Ms. Russo said it would be helpful if the pencil requisitions were provided at the meeting; Ms. Buhl agreed to also communicate this to the contractor.

Mr. Moeser made the motion to approve the second requisition; Mr. Carbonnell seconded. All were in favor.

Ms. Buhl explained that the request for a price to box in the exposed column braces was purely for aesthetics. She also explained that the contractor's grading concerns were addressed and no unforeseen action would be needed. Ms. Buhl said the remaining RFI is addressing a differentiation in wood species. Mr. Carbonnell recommended the chair rail be stained instead of painted. Ms. Russo suggested the group look the wood differentiation at the next job meeting.

Mr. Carbonnell stated that all the offices have an independent run of CAT5 from the small utility room, and agreed to work with Ms. Sobalvarro to arrange for installation. Ms. Buhl confirmed the plan is to have the walls closed by the end of September.

Ms. Russo asked the Members to consider the DAI invoice dated 8/3/22 in the amount of \$960.00 and indicated that Ms. Sobalvarro approved of the billing. Ms. Moeser made a motion to approve the invoice; Mr. Carbonell seconded. All were in favor by roll call vote.

Mr. Herman reported that after his attendance at the Energy Advisory Committee meeting, he believes that the issue of solar panels should be handled by the PBC. He indicated that municipalities are now eligible for a 30% direct payment under the new inflation reduction act, and purchasers should see payback within 5-6 years. Mr. Carbonell suggested the first step should be to confirm whether National Grid is accepting new production. The solar panel subcommittee agreed to meet following the next scheduled meeting to discuss the next steps.

Update on the Old Library

Ms. Russo asked the Members to consider approval of the Gale Associates invoice dated 8/9/22 in the amount of \$2,091.90. She indicated that Ms. Sobalvarro suggested the PBC can expect another final invoice from Gale Associates for approximately \$2,000, and the change order for the masonry is expected to be approximately \$3,700. Mr. Hayes stated that they are currently putting together a final punch list and waiting for delivery of the finials within the week. Mr. Hayes indicated that the contractor agreed to address rutting from the machinery to the adjacent property, and Mr. Hayes is currently working to identify what resolution the neighbor is seeking.

Mr. Moeser made a motion to approve the invoice; Mr. Carbonell seconded. All were in a favor.

Update on the Fire Station

Ms. Russo stated there were no updates on the Fire Station project.

Member reports

Ms. Russo stated she is unaware of the current status of the DPW project.

Consider items for next Agenda

The group agreed to next meet on September 28th unless needed sooner. Mr. Moeser stated that he'll attend the COA job meeting on September 8th. Ms. Russo encouraged the other Members to attend.

The meeting adjourned at approximately 8:40 a.m.

Respectfully submitted,

Alison Flynn

Referenced Documents:

- Agenda
- Draft Minutes of 8/8/22
- COA: Classic Construction & Development Group's Application and Certification for Payment #2; DAI invoice dated 8/3/22; Photos and plans uploaded to Project Dog
- Old Library Roof: Gale Associates invoice dated 8/9/22