

Permanent Planning and Building Committee

March 30, 2022 7:00 PM

Minutes

Present: Mike Quinlan, Tom Erb, Mike Weber, Town Administrator Kristine Trierweiler

The meeting was called to order at 7:00 PM. The following order was read:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield [board/committee/commission] is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to [listen to/view] this meeting while in progress may do so by following the instructions on the agenda and meeting notice.

Water Treatment Plant

Erik Kelly provided an update. The interior masonry block has been completed. Pre-cast concrete roof planks. All interior rooms are in, chemical feed room, casting of interior/exterior generator and equipment is being worked on now. April will be building the envelope. Filters are slated for April. Progress into April/May is the completion of the roof and envelope. Woodard and Curran were on site for inspections with Environmental Partners.

No delays to date for supply chain issues. All equipment was reviewed and ordered. Reviewed the cash flow summary. Still reviewing delivery dates for all items.

Committee reviewed utility coordination, new pole has been installed and moving forward.

Committee reviewed the pay requisition for Biszko #5 as recommended by Woodard and Curran.

Vote: Motion by Mike Weber to pay invoice #5 in the amount of \$129,353.24, second by Tom Erb. Roll Call vote 3-0 in favor of the motion.

Committee reviewed the invoice for Environmental Partners dated March 15, 2022.

Vote: Motion by Mike Weber to pay invoice #495 in the amount of \$54,517.46, second by Tom Erb. Roll Call vote 3-0 in favor of the motion.

Committee reviewed the invoices for SCADA/Woodard and Curran dated February 24, 2022

Vote: Motion by Mike Weber to pay Woodard and Curran in the amount of \$2,730 Tom Erb. Roll Call vote 3-0 in favor of the motion.

Committee reviewed the invoices for Woodard and Curran dated March 24, 2022

Vote: Motion by Mike Weber to pay Woodard and Curran in the amount of \$6,317.58 seconded by Tom Erb. Roll Call vote 3-0 in favor of the motion.

Municipal Building Capital Stabilization Fund

Kristine provided some background information. The Capital Plan was completed by Jerry McCarty in 2016, one of the things we included in the funding request for the MBCSF is an update to that plan. The Plan will now incorporate the public safety building and the DPW Facility.

The failed school vote in November means that Dr. Marsden and Michael LaFransesca had to go back and review the school prioritization plan for the MCBSF to address Dale Street School. Since that reprioritization has taken place we felt it was appropriate that it be reviewed with the PPBC before it moves forward to the Capital Budget Committee. Michael LaFransesca added that other systems had to be moved up in years, like RTU's since we are running 24/7 due to Covid. Kristine added that the boiler replacement at the Middle School will be done this summer as part of the Green Communities Grant.

Committee discussed the remaining funds from the public safety building. Kristine explained those will be used to address the failure of the roof at Blake Middle School.

Committee reviewed the process of a new feasibility study. Kristine has put a placeholder for the new feasibility study. MQ didn't think it should come from the MBSF, that should just be buildings and repairs, the Town should fund separately as a warrant article. Kristine explained since the feasibility study was funded by the MCBSF it has been kept in here utilizing the reimbursement funds from MSBA. Committee would like to move away from that process, it should be existing building issues.

The committee discussed this One Million increase by 2.5% each year is not going to be enough. Needs are exceeding what we are funding. It has stabilized some buildings but the building needs will increase. Committee would like to add increased funding, the committee will review the update to the Plan and would like to formalize when it is updated.

The committee deferred to Mike and Amy Colleran to identify the priorities for the schools for the MCBSF. Michael LaFransesca updated the committee on roof projects, the MSBA roof repair project was not feasible since we may have a pending building application. Dale Street for FY25 and FY26 are blank because we focused on the next 2 years. Committee discussed if we fund everything in FY23 we can afford that but we cannot afford FY24 and FY25 without considering escalating costs or emergency projects. Need to discuss a way to increase the dedicated funding.

Committee discussed the appropriate costs for a feasibility study and recommended \$100,000 could get a new committee started. Committee reiterated we should not be funding further feasibility studies from this stabilization fund.

Meeting Minutes

The committee reviewed and made edits to the following minutes

January 13, 2022
February 17, 2022

October 27, 2021
November 17, 2021
December 14, 2021

Vote: Motion by Mike Weber to approve the minutes, seconded by Tom Erb. Roll call vote 3-0 in favor of the motion.

Adjourn

Vote: Motion by Mike Weber to adjourn, seconded by Tom Erb. Roll call vote 3-0 in favor of the motion.

Meeting Materials

1. GC Pay Rec #5
2. ENVIRONMENTAL PARTNERS Invoices dated March 15, 2022
3. WC invoices dated February 24, 2022
4. WC invoices dated March 24, 2022
5. Minutes:
 - a. January 13, 2022
 - b. February 17, 2022
 - c. October 27, 2021
 - d. November 17, 2021
 - e. December 14, 2021