

Meeting Minutes

Weston Permanent Building Committee

February 20, 2019

PBC Members	Present	Temporary Members	Present
Walter Chaffee (WC)	No	Adrienne Giske (AG) Friends JST	No
Neil Levitt (NBL)	Yes	Sarah Rhatigan (SR) WAHT	No
Laura Mintz (LM)	Yes	Danielle Black (DB) Case House	Yes
Bob Ferguson (BF)	Yes	John Thompson (JT) WAIC	Yes
Jim Polando (JNP)	Yes	Tom Timko (TT) BSA Exp. Study	No
Gary Jarobski (GJ)	Yes		

Others Present:

Name	Affiliation	Name	Affiliation
Matt Shortsleeve	Solect Energy	Ed Heller	School Committee
John Sayre-Scibona	DTI	Brian Black	Resident

A meeting of the Weston Permanent Building Committee was held, as duly posted at 7:00 PM, at The High School Media Center. Called to Order at 7:05 PM

Public Comment:

- None.

Meeting Minutes:

- Minutes of the February 6, 2019 meeting moved and seconded. Accepted unanimously.

PV Solar Presentation:

- Matt Shortsleeve presented a proposal for Solect Energy to install and maintain a solar PV array on the roof of the Field School. This array would require the Town to enter into a 20 year contract with Solect, with a potential savings of up to \$720,000 over the contract term, with no initial investment by the Town, if the Town is able to act quickly enough to get into the state grant program in Block 2.
- This proposal is allowed by the Commonwealth of Massachusetts under a pre-approval of Solect to contract with towns for the purpose of providing a partner for the town, to the town's benefit.
- The School Committee has accepted the proposal, contingent upon the PBC's acceptance. The Sustainability Committee is in support of the proposal.
- Solect has sent a proposed standard contract to the Weston Town Manager and purchasing agent for review and comment.

- Weston needs to be a member of the “Power options Group”, to complete this contract.
- Solect’s proposal is “after the meter” so any unused power will be credited to the town. All power generated by the array would be used directly by the Field School. Solect will bill monthly for the power consumption.
- The installation requires an unlocked exterior power disconnect switch to comply with Fire Code and this will be part of Solect’s installation. LM questioned the safety of an unlocked disconnect switch.
- The contract is for 20 years. BF questioned the ability to shorten the contract, and need to commit to this technology. LM voiced her objections to committing to a single technology.
- Solect will provide a roofing specialist to inspect the roof prior to the array installation.
- If the Town is requested to remove snow from the Field School roof by our insurance company, and the array is in place, Solect will remove the snow from the array at no cost.
- Solects contract only allows 15 days for the array to be off-line, due to the town’s operations.
- BF suggested that the proposed contract be reviewed prior to accepting the proposal.
- BF requested that we check to make sure that we are not obligated by our electrical energy supply agreement to purchase power at a certain rate, where this agreement with Solect could cause a contractual issue and fees of fines.
- BF questioned a phased termination and indemnification costs.
- BF asked if there is an escape clause, or if one could be added.

Annual Report:

- JNP made initial changes and resent to PBC. Motion to accept, seconded. Accepted unanimously.

Case House:

- JSS recommended accepting MKA invoice in the amount of \$16,900.00. Moved and seconded. Accepted unanimously.
- JSS recommended accepting Change Order #1, in the amount of \$7,876.19, which includes PCO1 for \$6,133.59 for fire alarm revisions and PCO2 for \$1,742.61. Moved and seconded. Accepted unanimously.
- Discussion relating to a historic paint specialist for selecting exterior paint colors, tabled.

WAIC:

- Construction process is proceeding.
- Working toward Temporary Certificate of occupancy (TCO) on March 4th and Substantial complete on March 8th.

JST Project:

- No report.

BSA Space Study:

- GJ reported that their proposal has not been submitted.

Invoices:

- MKA invoice 4702 in the amount of \$16,940.00 moved and seconded. Accepted unanimously.
- GVW (case House), see action under Case House.

Next Meetings:

- The next meetings of the PBC will be held on Wednesday March 6 and March 20, starting at 7:00 PM, at the High School Media Center.

Meeting adjourned: 8:30 PM

Respectfully submitted:

James N. Polando-Chair/