

Minutes of the PBCC Meeting of November 29, 2018

Bill Kinsman, Vice Chairman, called the meeting to order at 7:30 p.m.

Present:

Bill Kinsman, Jerry Hopcroft, Steve O'Connor, Ted Callahan, Bill O'Connor, Bob Silk

Joseph Greeley and John Aprea, Norwood Community Preservation Committee

John Racine and David Greene of RGB Architects

Dale Gienapp and Mike Nee of Gienapp Design

Absent:

Chris Eberly

Invoices:

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to approve and pay the secretarial invoice for the week of October 18, 2018. The **VOTE** was unanimous.

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay Norwood Printing Graphics invoice#20182104 in the amount of \$194.32. The account to charge is P2110-19. The **VOTE** was unanimous. **P2110-19 PERM BLDG-OFC SUP**

Jerry Hopcroft made a **MOTION** and Ted Callahan seconded to pay Gienapp Design invoice#9 in the amount of \$6,750.00. The purchase order to charge is 151089-01; account P7365-17. The **VOTE** was unanimous. **P7365-17 FY17-BORR-CEMETERY IMPROVEMENT**

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay Gienapp Design invoice#623.1-10 in the amount of \$5,400.00. The purchase order to charge is 151089-01; account P7365-17. The **VOTE** was unanimous. **P7365-17 FY17-BORR-CEMETERY IMPROVEMENT**

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay Gienapp Design invoice#2 in the amount of \$6,750.00. The purchase order to charge is 151421-01; account P7365-17. The **VOTE** was unanimous. **P7365-17 FY17-BORR-CEMETERY IMPROVEMENT**

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay Gienapp Design invoice#2 in the amount of \$1,000.00. The purchase order to charge is 151421-02; account P7365-17. The **VOTE** was unanimous. **P7365-17 FY17-BORR-CEMETERY IMPROVEMENT**

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay Gienapp Design invoice#623.3-3 in the amount of \$900.00. The purchase order to charge is 151421-01; account P7365-17. The **VOTE** was unanimous. **P7365-17 FY17-BORR-CEMETERY IMPROVEMENT**

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay Gienapp Design invoice#623.4-3 in the amount of \$1,600.00. The purchase order to charge is 151421-02; account P7365-17. The **VOTE** was unanimous. **P7365-17 FY17-BORR-CEMETERY IMPROVEMENT**

Jerry Hopcroft made a **MOTION** and Ted Callahan seconded to pay Azer Stained Glass invoice#Applc4 in the amount of \$21,294.25. The purchase order to charge is 302695-01; account P4068-18. The **VOTE** was unanimous. **P4068-18 FY18-BORR-ST GABRIELS RESTORE**

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay RGB Architects invoice#6384-8 in the amount of \$9817.92. The purchase order to charge is PBC-18-0301; account P4068-18. The **VOTE** was unanimous. **P4068-18 FY18-BORR-ST GABRIELS RESTO**

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay P .J. Spillane Co. invoice #APPL#2 in the amount of \$333,984.12. The purchase order to charge is 304617-01 account P7919-19 for \$282,809.19 and purchase order 304617-02 account P4068-18 for \$51,174.93. The **VOTE** was unanimous. **P7919-19 SRF-CPF-PBCC-ST GABRIEL CHAPEL and P4068-18 FY18 BORR- ST GABRIELS RESTORE**

Jerry Hopcroft made a **MOTION** and Steve O'Connor seconded to pay Gienapp Design invoice#455.7-1 in the amount of \$15,184.71. The purchase order to charge is 123622-03; account P3007-13. The **VOTE** was unanimous. **P3007-13 11/12 STM TOWN HALL REPAIR**

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to pay Vertex Companies invoice#94909 in the amount of \$490.00. The purchase order to charge is PBC-18-0201; account P7459-18. The **VOTE** was unanimous. **P7459-18 FY18-BORR-TOWN HALL RENOVATION**

Approval of Minutes:

Jerry Hopcroft made a **MOTION** and Steve O'Connor seconded to approve the minutes of October 18, 2018. The **VOTE** was unanimous.

Chapel Restoration:

Mike Nee gave an update on the project. The windows are 85% completed, restored & crated. They are being stored at the cemetery except for a couple of vent windows. Azer is waiting for the masonry to be at the point where he can install them. The COP#1 is for a credit of \$1116.00 for the elimination of the exterior screens. No decision at this time, Ted Callahan is asked to speak with Paul Ranalli for his opinion and to see if storing them would be an option.

The Lantern is 18% complete. Dave Greene and Mike Nee are disappointed in the progress, although what has been done is a good job. The roof is fixed and some work to the leg, and removed the rusted armature. There may be a long lead time of 60-90 days for the finales to be done. They have requested an extension of time and Mike Nee is not inclined to give them any extra at this time.

The Masonry is 45% done and making good progress and maintaining a good temperature. The exterior has been repointed (minor exceptions) and the Interior is mostly repointed. There will be a need to drill holes to anchor the eight coping stones which is unexpected and will be additional. There is now an unexpected condition in the chantry. The roof is leaking and there is new effervescent forming on the new brick. Mike Nee requested a price for a 4Ply Cold Built Up Roof. A price of \$35,043.00 for an EPDM Roof came in. This pricing is too high and not the quality of roofing desired. Spillane will be asked to negotiate for the sheathing and roofing and a firm price will be provided before the next meeting. It will be checked to see if a drain is needed. A credit of roughly \$500.00 is expected for the project sign and a credit for us providing heating.

John Racine provided a spreadsheet of the active Cash Flow Projections effective November 29, 2018.

Joe Greeley spoke in regard to the CPF funds which are part of the project. There is a question as to how they funds should be expended and are waiting for a clarification for DOR. The monies will then be allocated as required.

The next project meeting at the Chapel is Tuesday at noon.

Town Hall Window Leaks:

Dale Gienapp showed a diagram indicating the locations of the leaks and explained all the different places and reasons for the leaks and solutions for each type of leak. A rough estimate of \$245,000.00. Gienapp Design is asked to have a proposal for Design of the Repairs prepared for presentation at the next meeting of December 13th.

Motion to Adjourn:

Jerry Hopcroft made a **MOTION** and Bill O'Connor seconded to adjourn. The **VOTE** was unanimous. Meeting adjourned 9:30 p.m.

The next meeting of the PBCC will be on December 13, 2018 at 7:30 p.m., in Room 11 of the Norwood Town Hall.

This is a true copy of the PBCC meeting of November 29, 2018

Linda Clarkin
PBCC Secretary