

PERMANENT BUILDING COMMITTEE  
Minutes – November 26, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Gifford Perry, Tom Joyner and Associate Member Joseph Sziabowski. Also present: Facilities Director James Kelly and Police Chief Scott Nix.

The meeting was opened at 7:30 p.m. at the DPW Conference Room.

Police Headquarters Design Project Present: Architect Gregory Carell and Meg Weslar, The Carell Group, Inc.; Christopher Hildreth, P.E, RDK Engineers; OPM Neil Joyce; Energy Committee representatives in addition to Mr. Braun and Mr. Kelly: Robert Morrison, Mark Sevier, Jim Cummings, Ed Lewis, Kurt Reiss, Joe Martino, and Rami Alwan; National Grid representative Fran Boucher.

Mr. Boucher (who works for National Grid) explained that the Energy Advisory Board for Standards, of which he is a member, is working on a new Advanced Buildings Program Guide Version 2.0 which is expected to be finalized in a few weeks. A Preliminary Draft will be forwarded by Mr. Boucher to Mr. Hildreth.

The design code currently in use by Sudbury as a Green Community is International Energy Commission Code IECC 2009 plus the Stretch Energy Code. IECC 2012 has been adopted and will have a six-month period of concurrency with IECC 2009 from January 1, 2014 to June 30, 2014, after which only IECC 2012 will be applicable. It is unclear when a new Stretch Code will be developed and adopted. In addition to IECC 2012, both National Grid and NStar will be providing advanced building program incentives for various other energy saving measures.

The Committee members voted and directed the design team to utilize the IECC 2012. The advanced building program will be evaluated as to cost effectiveness (potential energy savings vs. cost).

RDK Engineer Chris Hildreth provided an overview of the HVAC system design using the 60% drawings. He described the system chosen as reliable, efficient, and easy to maintain. Two boilers will heat the building, but will work as one. Mr. Boucher agreed that the less complicated the system, the better it is for a public safety building. Mr. Carell noted that there will be baseboard augmentation in certain areas such as the meeting room and family and public conference rooms. Energy recovery in the locker rooms which need good ventilation will be explored.

An exterior diesel generator with the small fuel tank for 72 hr. operation was recommended as the best and most cost-effective to operate. The generator placement should be changed and care should be taken to place it away from any roof drainage.

Mr. Joyner noted that a first responder facility as a 24-hr. emergency facility has certain ramifications, including protection of the distribution (wiring) system. He questioned whether a determination has been made as to whether the whole building or dispatch only is designated.

Chief Nix stated that the critical area would be the EOC and dispatch. Mr. Carell will provide more information later and noted that the determination is made by the Building Inspector.

Mr. Boucher commented on the question of utilizing a geothermal system, and advised that it would not be cost effective and such systems sometimes do not work well.

Mr. Morrison noted that he was satisfied with the system design as proposed. No concerns as to the fundamentals were noted by the Energy Committee representatives.

Other items were discussed in the plan review:

- the deck should be insulated in the sally port to keep the mechanical systems warm if the door was left open;
- framing for potential solar (trees may hinder the investigation as to the solar exposure question);
- potential for attic condensation – a supply duct could be used but for now no problem is foreseen;
- extra breaker and switch for the generator is already in the plan;
- light fixtures planned (2'X2') will probably require a change to reflect the new code;
- only wiring for the surveillance system should be specified in the electrical section as the surveillance system is separately specified;
- RDK does not believe a single vendor control system for energy functions is good for this project and not many vendors for such systems are available.

Mr. Boucher will provide a side-by-side code comparison which will be forwarded to Mr. Joyce for distribution. He will also contact NSTAR as to Sudbury's applicability for incentives since 90% of the project's energy use involves electricity rather than natural gas which would be applicable to National Grid's incentive program.

Mr. Carell suggest that another review including the Energy Committee representatives would be appropriate at the 90% level with specifications available and could take place in early January. This would be a refinement review.

The Energy Committee representatives left the meeting after which discussion continued relative to other aspects of the project.

Mr. Joyce reported that Kevin Martin of KMM was on site on Friday for the geotechnical investigation and seven test holes were dug. Some large boulders were found in addition to visible scarring from previous test holes, but there did not seem to be anything of consequence. KMM needs the proposed 60% grading plan and Mr. Murray's report. KMM will have a draft report ready next week and on Monday the DPW will be digging two test holes for acceptance of drain water. It was noted that a utility pole is very close to the new driveway location and must be investigated further.

Mr. Melnick emphasized that Mr. Murray's schedule is not acceptable and that all documents are needed by the end on December, stating that site drainage is a critical issue. The Conservation Commission requires a ten-day period prior to setting the stormwater management and

Conservation Commission wetlands hearing. Mr. Kelly noted that it has a meeting date set for January 27 or could have a special meeting on January 13, if necessary. Mr. Carell will have the documents on December 30; however, the PBC will also need the opportunity to review them. Mr. Carell stated that there is a lot of engineering involved, but at 60% the site documents will be adequate for estimation purposes which, it was noted, differs from permitting purposes. It is expected that the site plan hearing will take place at the Board of Selectmen meeting on January 28. Mr. Kelly noted that an Earth Removal permit will also be required. Mr. Melnick informed the group that the pre-hearing meetings have gone very well, noting in particular the meeting with the Historic Districts Commission.

Discussion continued on whether to go forward with the 60% estimation at this time, or wait. Mr. Carell advised that he had intended to submit the 60% package to the estimator on Monday, December 2 and committed that Mr. Murray's site drawings will be issued on December 3<sup>rd</sup> and will have enough detail to quantify structure, cuts and fills and site drainage for estimating purposes with a copy to the PBC.

Mr. Carell would then proceed with working on the documents and can provide comments to the estimator even after the 60% submittal. Mr. Carell confirmed that the 60% submission would include the lighting, landscaping, and storage building with the canopy as the first alternate.

Antenna construction is not included in the estimate, but is estimated at \$80-\$100,000 if constructed as part of the project. Mr. Kelly advised that the DPW site with the fiber optic connection already in place may be a better site for telecommunications company installation which could include antenna and equipment for the Police Department. The Planning Office has had some initial communications with providers.

Mr. Carell was advised that regulations require that a tight tank for the Fire Department be provided because both Police and Fire Departments will be sharing one lot. It was also noted that the Police Station tight tank design placement is over 10' from the building so it will be part of the site work rather than plumbing.

A detailed plan review continued with Mr. Carell.

Meeting Schedule The next meetings are posted for December 2 (BH+A Fairbank Master Plan project), December 5 (Police Headquarters design), and a new meeting was scheduled on December 11 with BH+A for presentation of the final Town Hall report.

There being no further business, the meeting was adjourned at 11 p.m.

Respectfully submitted,

Elaine Jones