

PERMANENT BUILDING COMMITTEE
Minutes December 9, 2010

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, Bruce Ey, and Gifford Perry. Also present: James Kelly, Building Inspector

The meeting was called to order at the Flynn Building at 7:30 p.m.

Minutes The minutes of October 18, 2010 were approved.

Annual Town Report The 2010 Annual Town Report was approved as drafted.

Noyes Solar Project Mr. Melnick reported that the solar panels are operating and that there is a web site which reports data on electric production from the panels which is in use by the school.

Fairbank Solar Projects Mr. Melnick reported on the pre-construction meeting held today which was attended by both solar contractors, Building Inspector Jim Kelly, Bob Morrison of the Energy Committee, Mr. Perry, Mr. Melnick, and a representative from Russo Barr.

The contract has not been finalized with Littlefoot, Inc., the solar PV contractor. Littlefoot is an experienced installer with many private sector clients and as such has not had to obtain the surety required for public work. Mr. Melnick will be in contact with them given that the next low bidder's price exceeds the Town's threshold.

Mr. Perry will be the PBC liaison on this project.

Roof Study Mr. Kelly noted that while there was some discussion with Russo Barr upon completion of the roof study, it was basically centered on the Noyes roof in connection with the MSBA project. It was suggested that both Mr. Kelly and Mr. Kupczewski, the SPS Maintenance Director, discuss the issues between themselves prior to scheduling a review meeting with Russo Barr.

Town Hall Vault The status of the HVAC plan changes is unknown at this time. The various fire suppression systems presented had been reviewed by well-known Fire Protection Consultant Hal Cutler at Mr. Kelly's request and, upon document completion, Mr. Cutler will be requested to provide a final review. Mr. Cutler had opined that the cost estimate for the system itself was adequate. Ms. Jones noted that each of the projects will be solicited separately.

DPW Mr. Ey will check on the washbay equipment contract status.

Mr. Kelly informed the group that there have been diesel fumes reported on occasion in the DPW offices and occupants were uncomfortable with cold floors, despite modification to the supply system installed several months ago. It was noted that there are filters in the air intake and charcoal in the furnace filter and a blower door test had been executed. It was noted that DPW trucks were idling near one of the garage doors when the odors were detected.

Mr. Melnick suggested that Consultant Ken Elovitz be hired for a day to check out system operation and that the DPW enforce the no idling rule.

MSBA Green Repair Program To date the total project is \$2.4M as estimated by Mr. Melnick, PBC liaison to the project, based on the information provided by Russo Barr on the roof and windows and from BLW on the boiler replacements. This data will be refined as more information becomes available.

The Special Town Meeting for approval of the project is scheduled for January 18 with a Special Election to follow on January 25 for the debt exemption ballot question.

While the PBC has been designated as the School Building Committee with the addition of Mr. Beeler, Supt. Brackett, and Mr. Kupczewski, the Selection Committee for the Owner's Project Manager (OPM) and for the Designers will be the 3 persons/positions mandated by the MSBA: (Supt.) Dr. Brackett, (School Committee representative) Jeff Beeler, and (Board of Selectmen Chair or representative), Mr. Melnick.

The next step in the process is the evaluation of the credentials of the OPM candidates to be supplied by the MSBA for consideration, to interview these candidates, rate and choose one for MSBA approval. Although a contract (standard MSBA format) cannot be signed until passage of Article and ballot question, Mr. Melnick is hoping that the OPM will assist the group in going forward prior to contract execution.

A similar process will be followed with the designers. MSBA has been informed of the relationship between the Town and Russo Barr and BLW Engineers, and has been requested to include these design firms in the listing to be presented to the Town.

Meeting Schedule The next meeting will be called by the Chair as necessary.

There being no further business, the meeting was adjourned at 10 p.m.

Respectfully submitted,

Elaine L. Jones