

PERMANENT BUILDING COMMITTEE
Minutes – October 12, 2010

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, Bill Braun, and Associate 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 September 8, 2010 were approved.

Noyes Solar Project Mr. Melnick reported that the panels were installed over the weekend; however, the electrical work was delayed until this week because of a shipping delay. Mr. Melnick and Mr. Kelly will meet with the Fire Chief to discuss disconnects on the solar PV panels which require special attention from firefighters in the event of an emergency.

Fairbank Solar Projects Two solar PV bids were received, both from electric companies: Ostrow Electric, \$37,900 with a \$5,600 Alternate deduct; Fall River Electric, \$42,222 with a \$8,111 Alternate deduct.

As the number of potential bidders for the thermal project was low, the bid opening was delayed until October 15, in order to attract more bidders from the limited number of firms providing solar thermal work. It also appears that the small scope of the project has made it less attractive.

Hosmer House HVAC Ms. Jones reported that according to the Historical Commission minutes, the equipment is on order and the project needs no further input from the PBC unless Mr. Joyner is contacted for consultation.

Town Hall Vault Given the likely prospect that the fire suppression system cannot be ordered from the State contract, Mr. Joyner had expressed his intention to solicit a price from BLW to prepare the specifications. Discussion ensued as to whether the HVAC and fire suppression should be bid as one contract or separately. Committee members had differing opinions and agreed to seek a recommendation from Mr. Joyner.

Mr. Kelly has located a different placement location for the compressor which, being near the handicap entrance to the Town Hall, should be explored as it would provide a shorter run. The air handler will be located in the storage room hanging with the fire suppression equipment. Mr. Kelly has contacted Hal Cutler, a Fire Protection Engineer, as to the damper penetration depth and wall rating question.

The state of completion of the HVAC engineering specification portion is unknown, although a draft “front end” has been prepared.

MSBA Green Repair Program MSBA field personnel toured the Noyes School building in order to provide information for project priority status establishment by the MSBA. Mr. Melnick and Mr. Beeler were present during the walkthrough and believed that the viability of the project was demonstrated.

The Committee determined that, if approved by MSBA, the immediate monetary needs related to lead time required would include: \$85,000 for roofing (\$60,000 design work plus \$25,000 for an Owner's Project Manager required by the MSBA); \$35,000 for windows. If the MSBA approved all project components, then the entire funding of \$1,514,000 (\$2,343,000 project cost reduced by MSBA contribution of \$829,000) could be requested at a Special Town Meeting and election. No recommendation as to timing can be made without MSBA project approval.

Fairbank Roofing It was determined that the roof over the Senior Center, and sections 5A, B and C only (Russo Roof Study plan) would be the focus of the Fairbank Roof work, which would include skylight replacement, insulation, flashing, expansion joint and fascia repairs.

Mr. Kelly and Mr. Perry will meet with Mr. Russo on site and request a proposal for design, bid documents, and construction administration for this work, including a cost estimate for construction.

Other Roofing Matters Mr. Kelly informed the Committee that he has been unable to obtain the DPW metal roof warranty having checked with the Architect as well. It was noted that, because of the General Contractor's bankruptcy and inability to pay its subcontractors, it is likely that the manufacturer did not issue the warranty. Mr. Kelly informed the group that last year he had replaced screws that had popped out or had been sheared off and was faced with the same problem this year. The areas noted did not affect the attachment to the beams but were related to the overlay of the panels, most likely affected by expansion and contraction. Given that rusting and some finish problems also exist, it was suggested that the manufacturer be contacted relative to the screw problem fix and also for the other problems may be covered under the 20-year warranty on the finish. It was also suggested that Russo Barr may be able to assist with the approach.

Mr. Kelly informed the Committee that the Library is in need of warranty roof work and some other problem areas noted in the roof study need more immediate repair than indicated.

It was noted that the Historical Commission is considering future replacement of the entire Hosmer House roof with wood shingle. Mr. Kelly had reviewed the study report for this building and has determined that there is only one small area in need of more immediate work.

Capital Improvement Plan Budgets/CPA It was suggested that for general purposes in requesting funding for various projects, a 10% design fee be added for budgeting purposes plus a construction administration percentage of 5% for complicated projects or flat roofs.

Mr. Kelly noted that repairs of roofs on historical buildings were not eligible for Community Preservation Act (CPA) funds, but full replacement can be funded under the guidelines. Both slate roofs on the Carding Mill Building and the Town Hall roofs will

need repair work with the latter currently projected in FY12, 13, and 16 for repairs. A possible impact on the Town Hall roofing work is a current request for a design study for Town office space at the Town Hall.

After investigation of the roof, Mr. Kelly has determined that the FY12 date for the Police Station roof work can be extended.

DPW Washbay Equipment Replacement Ms. Jones informed the group that specifications have been written for this work and an RFQ developed which will be advertised on the Town's web page this week.

Meeting Schedule The next meeting will be held on October 18, with the main topic being a recommendation on the award for the solar projects at Fairbank.

There being no further business, the meeting was adjourned at 10:15 p.m..

Respectfully submitted,

Elaine L. Jones