

PERMANENT BUILDING COMMITTEE
Minutes – September 8, 2010

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, Bill Braun, Bruce Ey, Tom Scarlata, and Associate Gifford Perry. Also present: John Brackett, Superintendent of Schools, Sudbury Public Schools (SPS); Jeffrey Beeler, SPS School Committee and Energy Committee Member; James Russo, Russo Barr Associates

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

MSBA Green Repair Program Mr. Melnick informed the group that all reports have been received relative to the three potential Noyes School projects to be funded under the Massachusetts School Building Authority (MSBA) program. A spreadsheet of estimated costs was distributed (see attached) which may be refined for the Statement of Interest (SOI) notification to the MSBA.

Dr. Brackett and Mr. Russo reported on information they had received at an MSBA workshop relative to this program:

- The Federal completion deadline for all projects funded through this program stands at December 31, 2011;
- After inspection by the MSBA personnel and review of the findings, Sudbury may be chosen for funding for one or more components set forth in the SOI, roof, windows, and boilers;
- If chosen the Town will choose from a selection of designers and project managers approved and listed by the MSBA. It was noted that both Russo Associates and BLW Engineers are listed;
- Use of the Stretch Code is mandated in the design;
- The MSBA's Commissioning Agent must approve the schematic design before the construction document phase can begin. It was noted that the roof feasibility study has already been completed.

With the deadline for completion established and assuming that all three components received MSBA approval, Committee members worked through possible scheduling scenarios for the roof and window design and bidding phases which would enable construction to commence upon the close of school in June 2011 and be completed prior to School opening in September.

The window contract must be signed and the shop drawings must be approved by March 30 for July 1 construction given that there is a 10-12 week lead time to obtain the windows. A tentative schedule was developed:

- 1) Designer selection through the MSBA process in late October/November
- 2) Commence design December 1
- 3) Bids advertised and out January 15
- 4) Bids due February 15
- 5) Contract signing February 28
- 6) Shop drawings approved March 30
- 7) Construction commences July 1 (2 mos. project).

Mr. Ey noted that it might be possible to replace the glass only on some of the aluminum windows depending upon the condition. Mr. Russo advised that the MSBA requirement is for the windows to be weather tight and energy efficient.

The roof replacement would be a parallel contract with the following tentative schedule:

- 1) Designer selection through the MSBA process in late October/November
- 2) 4-6 week period for design commencing February 15
- 3) Bids advertised and out by April 1
- 4) Bids due May 1
- 5) Award by June 1
- 6) Commence construction July 1

An estimate for the roof design and bidding phase of \$60,000 would provide for testing, probing, re-measuring, inspection; in-house calculations; and deck repairs. As the previous roof work had included additional snow load structural work to bring it to code, it would probably not be necessary to include structural engineering in the estimate. Details of the Noyes solar panel installation should be provided to Mr. Russo.

The BLW Engineers' report indicates that the two gas-fired boilers are original construction (1970) and have exceeded their operational life expectancy. As the boiler work is more flexible, having a construction period which is not dependent upon the school being closed, a schedule was not developed at this time.

It was clear that the window scheduling was the critical element for which funding would need to be available by December 1. Unless funds were available from other sources, a Special Town Meeting would be required followed or preceded by a Special Election for debt exemption. An estimate was developed should there be existing available funding. However, it was noted that if the Special Town Meeting/Ballot question approval required for the project did not materialize, then the window design funds advanced would not be used until included in a later project, whereas the roof project would have to go forward either this coming year or the next. It was thought that at least \$35,000 would be required to begin the design process for the windows in December, and \$60,000 would be required for commencement of roof design and construction documents by February 15. Initial funding in the amount of \$25,000 for an Owner's Project Manager would also be required (\$60,000 total over the project).

The condition of the Nixon School roof was discussed with Mr. Russo based upon his preliminary report, noting that although work was needed for this roof it would be a most likely not be a priority for MSBA. It could, however, move up in the capital budget process. Mr. Russo indicated that four sections of the 19-year-old roof are really poor, noting problems with seams, flashing, and ponding. A patch has been put on over the switch gear since the report was issued.

At the conclusion of the discussion, it was unanimously voted to support and recommend the inclusion of the Noyes roof, windows and boilers in the submittal of the Statement of Interest by the SPS to the MSBA. Mr. Beeler informed the group that he would be

meeting with the Board of Selectmen to obtain their endorsement of the project and would be submitting the SOI in the next week.

Roof Reports Draft Mr. Russo advised that the schedule contained in the roof reports was to be used as a tool and could be adjusted. It was suggested that the final report schedule format extend the times from 2011, rather than the current 2010. With regard to extension of warranties which are about to expire, Mr. Russo suggested that the funds would be better spent stripping in seams.

Minutes The minutes of September 1, 2010 were approved.

Noyes Solar Project Mr. Melnick informed the group that rebate funding was not available for this project and that New England Breeze had agreed to execute the Change Order for the extra panels and would be working over the Columbus Day holiday.

Fairbank Solar ARRA Grant Both Mr. Melnick and Mr. Morrison of the Green Committee have been working with BLW in order to finalize the technical portion of the construction bids. The construction bids have been completed and the project advertised. Bid opening is scheduled for October 1, 2010 with a scheduled job-site visit on September 22, .

DPW Washbay Mr. Ey has forwarded some technical information to the Town's Law Office to be utilized in the bid process for the replacement reclaim equipment including the ozone generator which the PBC approved. Use of a portion of the funds remaining from the DPW construction project was approved. The cost is expected to be less than \$20,000.

Library Surge Protector Mr. Blake has been in contact with the Library Director and has ascertained that the grounding system is functional. It was agreed to recommend installation of the larger sized surge protector.

Energy Committee Mr. Braun, Chair of the Energy Committee, informed the group that the Energy Committee was considering an RFP leading to a Paid Purchaser Agreement (PPA) for installation of a ballasted system of solar panels at the Landfill, believing it to provide over \$100,000 in cost savings for the Town. With a PPA, there are no up-front costs as the provider installs the system. The electricity generated goes back to the grid. Mr. Blake cautioned that DEP considerations should weigh heavily in the decision and that permits must be obtained for post-closure use.

Meeting Schedule The next meeting will be scheduled as needed by the Chairs.

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

Respectfully submitted,

Elaine L. Jones