

PERMANENT BUILDING COMMITTEE
Minutes April 19, 2011

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, William Braun, Bruce Ey, and Associate Members Gifford Perry and Robert Morrison.

The meeting was called to order at 7:00 p.m. at the Flynn Building.

Minutes The minutes of the March 10, 2011 meeting were approved as amended. There were no Compass Project Management minutes of March 10, available for review.

MSBA Green Repair Project – School Building Committee Mr. Melnick informed the group that the filed sub-bids for roofing and boilers had been opened on April 7 and distributed to the respective plan holders in those categories. Bids of the General Contractors were opened on April 14 and the summaries of the bid results were distributed. All bids received were lower than the projected construction cost estimate. Mr. Melnick stated that reports were received from the Owner's Project Manager Compass Program Management and from both Russo-Barr and BLW Engineers advising that there were no known problems with any of the low bidders. The bidders have been instructed to supply the letters of intent required by SOMWBA and that process has begun.

The filed sub-bidders to be used for the roofing project are D&S Commercial Masonry and GVW Inc. (windows). The filed sub-bidder to be used for the boiler project is the General Contractor, E. Amanti & Sons (plumbing). Sub-bids were not required for the window project.

It was voted unanimously to accept the bid of Gibson Roofs, Inc. in the amount of \$843,000, inclusive of Alternate 1 (access ladder and security gate, \$19,000) with award subject to receipt of required documents and SOMBRA compliance.

It was voted unanimously to accept the bid of Lockheed Window Corp., Inc. in the amount of \$ 617,000, inclusive of Alternates 1 (music room windows, \$14,000), 2 (various entrances and doors, \$54,000) and 3 (various entrances and doors, \$53,000), with award subject to receipt of required documents and SOMBRA compliance.

It was voted unanimously to accept the bid of E. Amanti & Sons, Inc. in the amount of \$473,000, inclusive of Alternates 1 (classroom controls I, \$53,800), 2 (classroom controls II, \$51,000), 3 (domestic hot water heater, \$23,800), 4 (miscellaneous controls, \$32,000) and 5 (incinerator demolition, \$5,300), with award subject to receipt of required documents and SOMBRA compliance.

Ms. Jones will be preparing the contracts and will notify the selected contractors of the PBC awards by letter on April 20.

Mr. Melnick noted that because the window manufacturer is local, it appears that the time frame for window installation may be expedited. Gibson Roofs request to start the roof work earlier will be discussed with the Schools. An e-mail received by the PBC relative to the recycling of roofing materials will be forwarded to Gibson Roofs for whatever action they may wish to take.

Mr. Melnick noted that an Emergency Building Code Amendment has been issued by Building Code officials regarding structural load capacity which may affect the Noyes roofing project. Both Russo Barr and Building Inspector Jim Kelly are requesting clarification. It was noted that funds might be required for structural analysis if required under this Building Code Amendment.

As background, Mr. Melnick informed the group that the 1950's portion of the building (lobby, gym, and administration) was designed for snow load capacity of 30 lb/sf which did not include the snow drifting affect. The circa 1970's portion was designed for a snow load capacity of 40 lb/sf plus snowdrift capacity. The current code for snow load is 40 lb/sf plus snowdrift capacity. Russo Barr had previously determined that this project involving new insulation with a 25R value would not increase the original dead load by 5% and, therefore, under the current code would not trigger a structural analysis requirement.

The status of the application for National Grid energy rebates was discussed. Mr. Morrison noted that \$30,000 in rebates would be available for the boilers and perhaps an additional \$20,000 for other items. Mr. Morrison will work with the engineers to ensure that a submission is made. It was noted that the mandate is to incentivise energy saving improvements above the building code requirements, but certain rebates will not be available to the Town because the Town is building in accordance with the highest code ("Stretch Code") which it has recently adopted. Significant energy savings will result from doing so.

Fairbank Roof & Solar Projects Mr. Braun noted that the solar panel anchor brackets were now in place and roofing is completed in the area where the solar panels are to be installed. Mr. Perry informed the group that a significant portion of the roof work has been completed by MDM, but the Kalwall panels have not been ordered as yet.

Mr. Perry also informed the group of the significant progress on the solar projects at Fairbank.

Mr. Blake informed the group of the occurrence of major winter damage to the solar thermal panels which had been installed by Littlefoot at the local Longfellow Club. This will be discussed with Littlefoot prior to the installation at the Fairbank complex.

Other Projects

- Roof Study: Mr. Braun will contact Mr. Kupczewski and Mr. Kelly in regard to the written comments to be provided to Mr. Russo relative to the draft roof study report.

- Hosmer House HVAC project: completion to be verified.
- Town Hall Vault HVAC project: advertising has been completed and bid documents will be available on 4/20 for the project.
- Town Hall Fire Vault fire suppression system: RFP to be written and CR notice requirements met prior to distribution to vendors.
- DPW heating corrective measures: Mr. Kelly will be informed that subject to availability of funds, baseboard heating (oil) with associated electrical work is to be installed in various rooms as required (approved by vote of PBC).
- DPW odor control: operational issues under control of DPW Director; change to air intake to be determined in consultation with Mr. Kelly.
- Fairbank Center tiling: award did not go forward and it is anticipated that the project will be restructured.
- Nixon capital project (replacement of roof-top cooling unit): BLW professional services proposal accepted by Schools; Mr. Joyner will be approached for design review; Mr. Braun to discuss project with Mr. Kupczewski.

PBC Membership It was noted that Mr. Ey, Mr. Scarlata, and Mr. Melnick's terms expire on April 30. Mr. Scarlata will be contacted as to his intentions. Upon indication by Mr. Ey that he would prefer to be appointed as an Associate member, it was voted at this time to recommend to the Board of Selectmen the appointment of Mr. Gifford Perry as a full member and Mr. Ey as an Associate member of the PBC for three-year terms to expire April 30, 2014. Ms. Jones will notify the Board of Selectmen.

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

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Elaine L. Jones