

PERMANENT BUILDING COMMITTEE  
MINUTES – DECEMBER 6, 2011

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, William Braun, Gifford Perry, Thomas Joyner, Thomas Scarlata and Associate Member Bruce Ey. Also present: Building Inspector James Kelly.

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

Minutes The minutes of the September 26, 2011 meeting were approved.

Noyes MSBA Green Repair Project – School Building Committee Mr. Melnick reported on the status of the Noyes project noting that the commissioning agent inspection has been performed on the roof (including infra-red), boilers, and windows. The Committee concurred that there are no liquidated damages to be assessed. The project budget was disseminated for Committee information.

Relative to the roof project, it was noted that there is one low area in which ponding can occur. The Committee agreed that the lowest cost and most favorable solution is to connect the area to a roof drain. Mr. Melnick will request a change order from Gibson for this work.

Discussion ensued regarding the structural modification to be made to the roof and the connection to the underlying structure. The Russo Barr design provided to Mr. Melnick was too complex in the opinion of the Committee. Mr. Melnick was authorized to commission a design and construction up to \$30,000 with the work to be performed during school vacation.

Mr. Braun and Mr. Melnick had contacted Russo Barr in regard to changes in the report of the structural engineer and has been informed that the report will not be changed. The Committee will request a subsequent report upon completion of the structural improvements to be commissioned.

Mr. Melnick reported that a noise complaint had been received from a neighbor and after investigation it was found to be the result of a fan running in the IT room and an additional two fans in the restrooms. The IT room fan has been replaced and Mr. Kupczewski will attend to the remaining fans.

Relative to the National Grid Incentive program for which an application was made, Mr. Melnick will be meeting a representative on site for an inspection. The grant award would be \$48,800 with a portion of that shared with MSBA for the work funded in part by that agency.

Town Hall Feasibility Study Mr. Kelly informed the Committee that he had applied for capital budget funding (CIPC) for a feasibility study which will result in a schematic design for repairs, upgrades, and additional offices with options, preliminary designs and

costs. The study will also address accessibility issues. Mr. Kelly noted that there are current problems with the roof and the heating system needs replacement. The Committee believes that the \$50,000 funding sought is appropriate. It was noted that the overall Town-wide study goal was to move Town offices from the Flynn Building to the Town Hall so that the School Department could move to the Flynn Building thereby making Fairbank space available for use by the Town Senior Center and Park and Rec Department.

Natatorium Project Mr. Kelly noted that he had requested and received an engineering design proposal from Allied Engineering to design a dehumidifying system for the Atkinson Pool as an energy efficiency measure. The pool currently has no operational dehumidification system. The Committee approved the engineering proposal and project. Noting that the installation would require placement of equipment on roof area #2 of the Fairbank complex, roof replacement in that area should be included in the proposed 2012 ATM Warrant Article for the natatorium work.

Roof Study Corrections to the Russo Barr roof study, as requested by Mr. Blake, have been received and will be reviewed by both Mr. Kelly and Mr. Blake.

Mr. Kelly requested that the Committee confer with Russo Barr in regard to development of a maintenance plan based on items identified in the study report.

Pursuant to the roof study, the Committee discussed recommendations for Warrant Articles for the 2012 ATM and will recommend the funding for portions of the Nixon School, Fairbank complex, and DPW Highway/Offices structured as follows:

1. Natatorium Project including Fairbank complex roof area #2 (construction cost estimated for roof replacement at \$57,000).
2. One roofing article to include Nixon School Roof areas #7, #8, #10 and #11 replacement and #1, #2, #4, #5 and #6 repairs (construction cost of replacement estimated at \$525,000; repairs \$47,000; Fairbank complex roof areas #3, #4, and #6 replacement (construction cost estimated at \$491,000) plus roof area #2 (construction estimate \$57,000); and Highway Garage/Office building roof areas #2 and #3 (construction cost \$102,000).

The Committee recommended that, if the MSBA should fund another project, an application should be made for Nixon School. If approved for MSBA funding a separate article would be required and the Nixon roof work would be deleted from the overall roofing article.

Similarly, if the natatorium warrant article is approved by Town Meeting, roof area # 2 of the Fairbank complex would be deleted from the overall roofing article.

Annual Town Report Ms. Jones has prepared a draft which will be circulated when finalized.

Other Projects

- Town Hall vault HVAC: training, warranty receipt, and completion of punch list remaining
- Town Hall vault fire suppression: advertisement will take place in January
- Fairbank roof: construction completed, no final payment until receipt of close-out documents and warranty
- Fairbank solar projects: completed.

Meeting Schedule Availability on 1/14 for a possible meeting with Russo Barr was discussed with the intention of notifying members when confirmed. Otherwise, the next meeting will be called by the Chairs as necessary.

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

Respectfully submitted,

Elaine L. Jones

## Construction Cost Report

Item	MSBA Revised Bid Budget 7/21/2011	Adjustments			Anticipated Final Cost 11/8/2011
		Firm	Item	Amount	
Feasibility Study	\$ 64,500				\$ 64,500
Construction Administration	\$ 90,000	Compass	Additional Services	\$ 20,000	\$ 110,000
Architecture / Engineering	\$ 119,965	Misc. Adjustments	Insurance	\$ 5,395	\$ 119,660
			*Printing	\$ (7,500)	
			* Hasmat	\$ (1,000)	
			Testing	\$ 2,800	
				\$ (305)	
Construction Contracts	\$ 1,939,235	Amanti	Additional Controls	\$ 17,082	\$ 1,981,198
			Additional Windows	\$ 4,904	
			Overtime	\$ 7,082	
		Gibson Roofing	Wood Blocking	\$ 1,600	
			Misc	\$ (3,354)	
			Roof Vents	\$ 3,149	
			*Skylights	\$ 7,000	
			*Roof Ponding	\$ 4,500	
				\$ 41,963	
Subtotal	\$ 2,213,700				\$ 2,275,358
		Structural Augment Painting Jambs	*Estimated	\$ 30,000	\$ 34,000
			*Estimated	\$ 4,000	
				\$ 34,000	
<b>Total</b>					<b>\$ 2,309,358</b>

## Comments

- 1) \* Indicates estimated costs and change orders not resolved as of 11/8/11.
- 2) MSBA to reimburse only 95% of approved amount until final audit has been completed.
- 3) National Grid Energy Incentive of \$ 48,860 to be funded during 2012. MSBA share 35.42% = \$ 17,306
- 4) MSBA reimbursement based upon 35.42% of eligible costs without reimbursement for Changes Orders.  
MSBA excluded \$ 142,335 from construction costs.

MSBA Funding	\$ 2,213,700	less	\$ 142,335	\$ 2,071,365	35.42%	\$ 733,677
Sudbury Funding						\$ 1,575,681
National Grid Incentive			Sudbury Share			\$ (31,524)
			Projected Bonding	\$ 1,544,157		\$ 1,544,157