

PERMANENT BUILDING COMMITTEE  
Minutes September 26, 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 and School Facilities Director Joseph Kupczewski.

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

Minutes The minutes of the April 19, 2011 meeting were approved together with the Compass Project Management minutes of March 10, 2011.

Noyes MSBA Green Repair Project – School Building Committee The current Building Code does not require structural augmentation for snow loading during re-roofing and none was included in the roofing portion of the Noyes project for the circa 1950 or 1970 roofs because these sections were believed to be designed for a snow load capacity of 40 psf. The circa 1970 roofs were designed with an allowance of 80 psf for snow drifting. During the design of the circa 1950 roofs snow drifting was not a design consideration. Since additional roof loading from snow drifting would be possible over some of the circa 1950 roof areas, and given the amount of snow that occurred during the previous winter, the development of a snow management plan for these areas is prudent. To facilitate this process, Mr. Kupczewski commissioned a structural study by Russo Barr with grant funds which became available. The investigation was performed by Russo Barr's structural engineer, David O. Knuttunen, P.E. and reported to Mr. Kupczewski.

The investigation revealed that the 1948 (circa 1950 building) design drawings stipulated a design roof live load of 40 psf. The current Building Code flat roof snow load is 43 psf presenting little difference except for the effect of snow drift. The analysis further indicates that with one exception in areas not subject to snow drift the snow load capacity equaled or exceeded the current code. The excepted area results from an infill of a former skylight running down the corridor of the original classroom building many years ago.

In regard to the skylight infill, Mr. Braun had also visually inspected the area and reported his findings, opining that with the existing mechanical configuration in the ceiling that it is unlikely that structural augmentation could be performed from below. It was noted that the current roof with insulation was designed with a peak which serves to distribute the load somewhat. Mr. Barr suggested that a cost effective solution would be to transfer the load to a support structure on either side of the former skylight by installation of an exterior low sloped shed roof. No removal of the existing roof or insulation would be required over the skylight infill area itself; a layer of roof material only would be placed over the shed roof and curbing.

As the roofing project is not complete at this time, the Committee voted to authorize Russo Barr to design and obtain a cost estimate from Gibson Roofing to install such a roof.

In areas subject to snow drift (low roofs and auditorium), it is recommended to remove snow drift or other accumulations of snow expected to exceed 50 psf.

As to the format of the report itself, it was suggested that specificity be included as to the criteria for the basis of conclusions expressed. Alternative solutions such as a snow removal program should also be presented.

Mr. Barr noted that the long standing history and integrity of the building should be considered in conjunction with the study and it was reiterated that there has been no observation of framing damage over the years.

School and Town Roof Study [Present: Andrew Barr, Principal, Russo Barr] It was noted that the Roof Report submitted as a draft in 2010 by Russo Barr had been provided to the Town and Schools for further comment and finalization. Both Mr. Kelly and Mr. Kupczewski informed the group that they had utilized the Roof Report during the year although Mr. Kupczewski noted that many of the areas cited during the summer study were planned for repair at the time. Mr. Blake, Mr. Kelly, and Mr. Kupczewski noted omissions and presented changes to be made in the document to Mr. Barr. Noting that the Report does not include design in the costs estimated, Mr. Barr was requested to add the assumptions/basis for the costs provided.

The Committee discussed whether to update the Report's schedule of repair/replacement. It was decided not to update the schedule, but to request yearly reports from both Mr. Kelly and Mr. Kupczewski relative to the projects that were implemented and the deferments of projects for that year to be discussed on an annual basis and to be placed on file in the Report.

Noting that a portion of the Nixon School was listed for replacement in 2012, Mr. Barr was requested to submit a proposal for the low-sloped adhered EPDM roofs in areas 7, 8, 10 and 11. Also requested was a proposal for portions of the Fairbank roof, particularly the school 1991 section (areas 3, 4 and 6) which have no drainage or insulation, and area 2 at the pool.

Noyes MSBA Project – Progress Report Mr. Melnick noted that a solution was found to the window design which did not take into account the presence of a vent pipe, thus rendering the lower windows inoperable. It has been found that the vent pipe is no longer necessary as the system for which it was required has been decommissioned; therefore, the pipes will be cut off and the roof portion removed and the area reroofed.

The window test required by MSBA at a cost to the Town will take place on September 29. It was noted also that the MSBA requires the hire of a commissioning agent at a cost to the Town of \$2,800.

Mr. Melnick reported that with school in session, the window scheduling must minimize the potential for problems. Construction overtime work was authorized to maximize the timing for completion and minimize the term for on-site construction management services. Amanti & Sons, the HVAC contractor expects substantial completion for the boiler work by September 30, although as yet there are no controls in the boiler room.

Other Projects Work on the vault fire suppression system has not been advertised. Although a system has been selected, it is necessary to provide a generic specification which Mr. Joyner will provide for inclusion in the RFP to be developed by Ms. Jones.

Mr. Kelly intends to apply for a National Grid grant for a new HVAC system at the pool.

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

There being no further business, the meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Elaine L. Jones