

PERMANENT BUILDING COMMITTEE  
Minutes – April 25, 2012

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

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

Membership Ms. Jones explained that, as there are no specific charter provisions for the appointment of Associate Members, the Permanent Building Committee (PBC) on its own can appoint such members without a vote of the Board of Selectmen. Therefore, as John Porter had indicated his interest in such service, the PBC unanimously approved his appointment as an Associate Member for a term to expire April 30, 2013, welcoming his participation.

Minutes The minutes of January 19, 2012 were approved and the minutes of February 22, 2012 were approved as revised.

Nixon Roofing Mr. Melnick reported that a representative of the Massachusetts School Building Authority (MSBA) inspected the Nixon roof in March to confirm its condition and to make a recommendation as to whether it should be considered for funding in the Accelerated Green Repair Program which is based on order of need. Although the Town's SOI (Statement of Interest) was submitted in January, it would not be considered until the MSBA meeting in June; therefore, the article for Town Meeting funding approval under the MSBA program will have to be indefinitely postponed.

Fairbank Roofing The Russo Barr report recommended a complete replacement of roof areas 3, 4, and 6 (20,600 s.f.) in 2012 at a construction cost of \$491,000. The PBC 2/25/12 total project budget projection is \$577,000. Mr. Kelly noted that the adhered EPDM system installed over the original system in 1990 appeared to be in good shape and recommended that the project go forward in order to keep it that way. Mr. Porter suggested that the hazmat estimate of \$4,000 be increased to \$10,000 and the structural component be increased to \$10,000, increasing the total project budget to \$588,000. He also recommended that samples be taken for hazmat testing and structural examination be completed during the design phase. With removal of the EPDM system and installation of new roofing materials with more slope, Mr. Porter advised that if there is no additional load there is no requirement to meet the current code.

It was noted that Fairbank roof area 2, projected at a total project cost of \$66,000, is included in the natatorium project article and budget. It was suggested that if the other portions of the Fairbank roof and the natatorium project were both funded at the Annual Town Meeting (ATM), the PBC should consider whether all roofing could be bid under one general contractor with the cost of roof area 2 separated.

ATM Roofing Articles All agreed that the Nixon MSBA article would need to be indefinitely postponed because of the late MSBA meeting. If approved by the MSBA in June, it would require a Special Town Meeting (STM) and Special Town Election (STE) after other

requirements have been met. Consequently, members decided not to include the Nixon roof for alternate funding in the motion for the overall roofing article.

As the Town Manager has informed Mr. Kelly that she would like to complete a condition and use assessment of the Highway building, it will not be included in the motion in the overall roofing article at this time.

The roofing article will now include only the project costs for replacement of Fairbank sections 3, 4 and 6 at \$588,000 and the School roof repairs projected at \$134,500 (excluding Nixon) making the total article request \$722,500.

Natorium The projected cost is \$416,000 including \$66,000 for roof area 2). A grant application has been made and will presumably be acted upon in early June and, if awarded, will be applied to the project. Other pool design professionals consulted suggested that as the air distribution system works well as it is, it should not be replaced as the additional volume of air to be obtained in replacement might only be needed for certain events. Therefore, \$80,000 was proposed as a deduction from the project cost and the existing ducts would remain. A visual inspection of the ducts indicated that they were clean. Mr. Scarlata agreed with this approach and opined that depending upon how the pool is used by participants and spectators the replacement ducts would always be added later. He noted that there is no real temperature change from one side to the other and the roof design aids in good air movement.

In connection with pool use, Mr. Kelly requested assistance from Mr. Scarlata relative to the NStar replacement lighting fixtures as the installation used a substitution. Mr. Scarlata noted that while the lumen standards may have been met, if pool personnel are not comfortable with the situation seeing only the surface, a disc test can be performed to determine whether it meets the Public Safety Health law requirements.

Energy Services Mr. Kelly informed the PBC that through a Metropolitan Area Planning Council (MAPC) request for proposals for energy services (ESCO), the Town will be contracting with Ameresco for energy audits which will include recommendations for energy saving measures. If implemented, Ameresco performs the installation and the payment is made through the energy savings guaranteed by Ameresco.

Town Hall Projects The HVAC system installed has had difficulty humidifying during the winter with hard water and filter clogs. The heating and cooling appears adequate. Mr. Kelly will continue to address the problems with the engineer, installer, and manufacturer. The fire protection system is in progress, but the equipment has not yet been installed.

Noyes MSBA Green Repair Project The Committee approved of Mr. Kupczewski's use of grant funds in the project budget for lead paint removal in connection with the window portion of the project.

Meeting Schedule The next meeting will be called by the Chairs as necessary, most likely just prior to the commencement of the Annual Town Meeting session of May 7, 2012.

There being no further business for discussion, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Elaine L. Jones