

PERMANENT BUILDING COMMITTEE
Minutes – January 19, 2012

Present: Chair Michael Melnick, Co-Chair Elaine Jones, William Braun, Thomas Joyner, Thomas Scarlata and Associate Member Robert Morrison. 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 December 6, 2011 meeting were approved.

Energy Committee Meeting Mr. Morrison informed the attendees of a presentation to be made by Ameresco, a company selected by the MAPC as a vendor for those towns wishing to participate in making energy improvements under M.G.L. c.25A. For example, for an initial \$30,000 Ameresco will provide an investment grade audit for Town/School buildings. Additionally, the company could also be commissioned to ascertain the viability of the Landfill as a solar energy site. Thereafter, all design build projects chosen by the Town would be performed by Ameresco with savings guaranteed.

Noyes MSBA Green Repair Project – School Building Committee Mr. Melnick reported on the status of the Noyes project noting \$30,000 was carried in the budget for structural work. In consideration of the complexity of the exterior design and the \$47,000 proposal of the roofer, Mr. Melnick revisited the possibility of structural enhancement from within the building. Working with Russo Barr's structural engineer, Lewis Welding was commissioned to fabricate and install custom support struts to reinforce load bearing members of the roof structure with the work performed during the December school vacation pursuant to the Lewis proposal for \$9,900. Following the field inspection, additional work was required by the engineer to fabricate an additional 18 angles secured with clamps. This work will be billed separately. The structural engineer has been requested to update the previous report.

Other remaining items are the installation of the roof drain at a cost of \$5,300 to correct the ponding on a roof section (budgeted at \$4,500), and \$4,000 for interior window frame repainting and lead removal for which Mr. Kupczewski will contract. Additionally, Mr. Kupczewski contracted for asbestos removal in ceiling debris resulting from the roof work. The invoice will be paid by the project and Gibson Roofing will execute a credit change order.

The Board of Selectmen have accepted the National Grid Incentive program award of \$48,800, a portion of which will be split with the MSBA based upon the work funded in part by the agency. As the project funds have been permanently borrowed by the Town, the award funds cannot be used to decrease the borrowing; however, in accordance with the Board of Selectmen's grant acceptance vote, it would be acceptable to allow use of the funds to purchase additional controls for the Noyes School.

It has been determined that the Noyes boiler exhaust has not been installed in accordance with the manufacturer's instructions, resulting in steam frosting on the masonry exterior two-story wall. Additionally, the exhaust pipe seal also needs repair. Both items are on the punch list and Amanti has been requested to correct them. Noting that the covered gas meter is located directly below the escaping exhaust, Mr. Braun will check the gas code and Mr. Kelly will discuss the permitting of the boiler with the Gas Inspector to ascertain if there are any location problems.

Nixon School Roofing Project- MSBA Mr. Melnick reported that he had worked with the Schools to develop the Statement of Interest (SOI) documentation/narrative required for application for funding from the MSBA for the roofing work at Noyes School. Emergency meetings were held by both the School Committee and Board of Selectmen to approve the submission to the MSBA. A single bookmark article for the 2012 Annual Town Meeting Warrant was submitted for funding the project utilizing MSBA funds. If this project is not timely approved for funding by the MSBA, the article will be withdrawn. It was noted that the work is also included in another roofing article which includes work on the Fairbank complex and DPW Highway/Offices.

Mr. Melnick and Mr. Braun reported on their findings pursuant to their inspection of the Nixon School roof with a representative from Russo Barr, noting in particular that the roof over the administration area has been roofed over and most likely requires replacement. Further investigation in the form of infrared scans and test cuts have been commissioned, with funding from the Building Department and the School Facilities article balance, in order to determine any moisture problems which are not apparent from the visual inspection. The scans and test cuts will also be carried out at the Fairbank complex and DPW/Highway Offices roofs.

Roof Study Mr. Blake is working with Mr. Russo on report corrections so that the summary and report are consistent and suitable for publication.

Town Meeting Article Submissions

- Natatorium Project The Committee approved the article for installation of a dehumidifying system for the Atkinson Pool as an energy efficiency measure. It was suggested that replacement of roof area #2 (estimated at \$57,000) should be included in the bid specifications for the project with one general contractor overall and a roofing subcontractor. A structural component should also be included in the design.

- Town/School Roofing It was noted that the roofing scope set forth may be scaled back depending upon the results of the investigations. The article currently includes the 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 agreed that roof area #2 at the Fairbank complex should be deleted entirely from this article regardless of whether the Natatorium project is approved at Town Meeting.

- Cost Estimations for Motions It was suggested that the following guidelines be used to estimate the overall roofing project costs: 7% designer services, plus costs for a structural engineer; 8% owner's representative with roofing experience or dollars per day based on the time expected to be expended (three months estimated); and a 7% contingency.

Town Hall Vault HVAC Mr. Kelly reported that the system will be activated once testing and commissioning is performed by Atlantic Mechanical. He noted that there is a problem in testing the smoke detector in that it shuts down the system and dampers. The manufacturer will be requested to come to the site to investigate.

Town Hall Fire Suppression System Responses to the Town's solicitation are requested by February 3. The project, estimated as under \$25,000, has been published in the Central Register.

Annual Town Report The Committee approved the final Town Report.

Meeting Schedule 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