

PERMANENT BUILDING COMMITTEE
Minutes – November 19, 2012

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Gifford Perry, Thomas Joyner and Associate Member John Porter. Also present: Facilities Director James Kelly.

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

Minutes The minutes of the October 9, 2012 meeting were approved.

Membership Ms. Jones reported that Mr. Scarlata has resigned from the Committee and will so inform the Schools as he is their appointed representative. The Committee expressed its appreciation for the expertise and services he has provided while a member.

MSBA Noyes Project Mr. Melnick noted receipt of the MSBA Final Grant Letter for the Noyes Project, dated October 18, 2012. The total MSBA grant received by the Town was \$730,688 on project costs of \$2,277,685 with \$2,062,924 of those deemed as eligible by the MSBA. Mr. Melnick expressed the Committee's special thanks to Mr. Morrison for his efforts in obtaining a National Grid Incentive grant of approximately \$48,000 as an offset to the project, to Mr. Braun for resolving the roof vent situation, to former School Committee member Jeffrey Beeler for his efforts in obtaining Town funding and to all the others who participated on the project.

MSBA Nixon Project Mr. Melnick reported that he and School Committee Liaison Lisa Gutch attended the MSBA Board meeting on November 14 where the Nixon Accelerated Repair Project grant was approved in the amount of \$278,521. If the MSBA approves construction contingency expenditures, the grant may increase to \$290,970. The group was informed that MSBA initially cut about \$30,000 of the repair work in the Town's budget because of warranty issues, but the warranty wording obtained by Mr. Melnick convinced them otherwise. It was noted that the Special Town Meeting approved funding of \$808,000. Upon the passage of Ballot Question No. 1 in the December 4 Special Town Election (STE), the Town will be required to enter into a Project Funding Agreement with the MSBA. Committee members, while expressing concerns about the designer's performance issues in the Schematic Phase, agreed that with diligent management the potential for such issues can be avoided, noting that the project, a PVC roof with welded seams, is not complex. Committee members voted to authorize Phase II contracts with the Designer (ICON Architects) and the Project Manager (PMA) contingent upon approval of the debt exemption at the STE. The preliminary schedule proposed is for 2/15 document completion; bid receipt and award 3/15; project commencement upon school closing, 6/25; project completion 8/15.

Natorium Project It was noted that the Pool schedule precludes installation of the (Energy Recovery Ventilation (ERV) unit until March; however, to avoid timing issues the boilers have been stored at the Town Hall. Payment for the exact cost plus 5% markup minus 5% retainage will be made for the boilers and heat exchangers after inspection by Mr. Kelly. The Committee discussed various options for installing temporary heating for the pool water during the winter

and the pool shutdown during March. It was decided that the best option is to provide temporary heat with the new boilers (requiring an estimated 10- day shutdown) and make everything operational prior to the expected 1-week shutdown for the rooftop installation of the ERV unit in March. The Committee voted to authorize Mr. Melnick to go forward with the boiler installation now and issue a Change Order for \$4,000 with the provision of a 12 mos. operational warranty from installation or substantial completion.

Relative to the reroofing of Roof area #2, five bids were received and Mr. Kelly informed the group that Capeway Roofing was the low bidder at \$63,400. The DCAM reports have been reviewed and are favorable and Russo Barr has confidence that Capeway will follow through, a concern noted in connection with the DPW building metal roof installed by Capeway. It was understood, however, that the Town's inability to obtain a Warranty and further work from Capeway was due to the bankruptcy of the General Contractor and failure on the part of the General Contractor to make payment to Capeway.

The Committee voted to authorize Mr. Melnick to execute the contract and associated documents as required during the roofing project. Ms. Jones will prepare the award letter and contract documents for signing.

Capital Projects The Committee members were in unanimous agreement that the Town's capital budget priority should be construction of a new Police Station on hold since 2007. Ms. Jones will so inform the Town Manager.

The Committee's second priority project for funding at the 2013 May Annual Town Meeting is replacement of the Fairbank flat roof which did not receive funding at the September 24, 2012 Special Town Meeting.

It was noted that the Board of Selectmen voted to appoint a committee to review the reroofing in respect to an expressed desire to develop an enlarged community center at the complex to accommodate proposed Park and Recreation and Senior Center functions. Suggested membership on this committee includes the Facilities Director and representatives of the Seniors, Park & Recreation, School Committee, and Permanent Building Committee (PBC). A poll of PBC members indicated that no members are willing to serve. Mr. Melnick will so inform the Town Manager.

The PBC reiterated its position that the roof needs immediate replacement to protect the occupants from continued roof leaks and to prevent continued deterioration. The Committee does not believe that there is an adequate short-term solution due to the observed conditions confirmed by testing. The Committee members expressed their belief that the wing in question which, if desired, could be improved, remains viable space for use and should not be torn down. It is also likely that a proposed Town Hall renovation soon to be under study would free up space to relocate the School Committee thus providing expanded space for Park & Recreation and the Sr. Center activities.

Town Hall Study Work is continuing on formulation of the RFQ. Mr. Porter volunteered to review and provide input on the draft documents. Upon finalization by Co-Chairs Melnick and Jones and the Facilities Director, the project will be advertised. Mr. Kelly will conduct site visits and receive the study proposals.

Hosmer House No information has been received in regard to the proposed misting sprinkler system.

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 10:30 p.m.

Respectfully submitted,

Elaine L. Jones