

PERMANENT BUILDING COMMITTEE
Minutes – October 9, 2012

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

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

Minutes The minutes of the July 18 and October 3, 2012 meetings were approved as amended.

MSBA Projects Mr. Melnick reported that the MSBA audit of the Noyes School roof, windows, and boiler project was completed and accepted. Also, copies of the schematic design submittal to the MSBA by ICON and PMA have been received by the PBC.

Police Station Mr. Kelly updated the PBC on the status of the existing building which now also accommodates a combined Police/Fire dispatch function. In essence, the building does not fit its uses; a new roof is scheduled for the next FY in the Russo-Barr roof report; heating has been supplemented with heat pumps with added cooling; some windows are inoperable; the building is operationally poor in regard to insulation; there are leaks which have the potential to impact equipment in the 911 room; and the jail cell materials are obsolete.

The Committee recommends that the architect's report be updated. The Committee further recommends that construction of a new Police Station adjacent to the Fire Headquarters on Hudson Road be the first priority for major capital building construction projects.

Other Capital Projects The Committee rated the Town Hall building and any additions thereto as the second priority for consideration as a major capital building construction project. Mr. Kelly and Ms. Jones are in the process of formulating the RFP for the project design in two phases. Phase I will include schematic design for which funds are available, with Phase II consisting of preparation of construction documents through construction administration. Implementation of Phase II would require Town Meeting approval and a subsequent ballot vote.

It was noted that as a result of the questions raised during discussion of the replacement of the flat roof portion of the Fairbank roof, there may be a study performed pertaining to the possible expansion of the building to accommodate Sr. Center, Pool, and Park and Recreation needs.

Facilities Director Capital Improvement Plan (CIP) The group continued discussion of the CIP report submitted by Mr. Kelly for consideration and inclusion within the capital budget for the 2013 Annual Town Meeting. Relative to the Noyes leaching field, Mr. Kelly informed the Committee that tree cutting and brush removal are necessary and was advised that a Conservation Commission Order of Conditions would most likely be required for any work in this location.

Natatorium Project It was noted that the Contractor has not yet submitted the Schedule of Values and schedule. Various scheduling and process scenarios were discussed. A coordination meeting was proposed with the Engineer, the Contractor, the pool maintenance

company which will install piping, and the boiler installer to be present. Mr. Melnick will contact the Contractor.

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 10:15 p.m.

Respectfully submitted,

Elaine L. Jones