

PERMANENT BUILDING COMMITTEE
Minutes – December 5, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, and Tom Joyner and Gifford Perry. Also present: Facilities Director James Kelly, Police Chief Ron Nix.

The meeting was opened at 7:30 p.m. in the DPW Conference Room.

Police Headquarters Project Present: Architect Greg Carell, The Carell Group; CMS OPM Neil Joyce; Stacy R. Flood, P.E., Flood Consulting.

Mr. Melnick noted that the KMM final geotechnical report had been received and was very thorough.

The 60% design drawing which had been sent to members for review were presented by Mr. Carell and in part by Structural Engineer Stacy Flood. The plan discussion noted the following:

- The 60% structural plan does not take into account the geotechnical findings;
- Within the cell area a dropped slab with an overlay topping slab is utilized pitched to drain; an epoxy bonding agent is planned but other options will be explored; the finished surface is poured epoxy;
- Construction timing issues and various means and methods relative to the use of steel columns on the outer walls up to the wood second floor;
- General head room is 6'8" in the attic;
- Steel could be used at the elevator to allow more headroom and the shaft could be extended above the roofline to accommodate another stop. Mr. Carell will price and sketch an elevator shaft extension as it might be cost effective to include it now given that attic use might be heavy storage in which case elevator access would be desirable; ADA requirements will also be reviewed;
- The collar tie placement in the sallyport is as high as can be utilizing the middle third of the available space;
- Utilization of a new type of joist hanger eliminates some blocking;
- The moveable storage room floor rails will be bid as standard equipment after which the shop drawing will determine the beam placement;
- The roof is designed with extra framing for potential solar;
- The ledge found in the drilling is located well below the building foundation and should not be problematic for the foundation. Some ledge may be encountered in the parking areas;
- MEP placement must be coordinated and will require access;
- Access to the roof space between the attic trusses is to be noted on the plan;
- The canopy for vehicle parking is conceived as a purchased item and will be free standing with columns bolted in footings; contractor will be required to install footings;
- A slab with steel instead of wood framing for the 2nd floor was not used because of the cost;
- Hung canopies need to be provided over some of the exterior doors;
- Wireless alarms will be considered for all 1st floor windows;

- All corridor wall areas are 8” masonry as there is not much of a cost differential between the 6” masonry use suggested;
- The location of the door to the elevator machine room requiring a walk through the secure area was approved by the Chief;
- The sallyport required a louver or window for ventilation;
- Tile shower is to be Corian with a pre-cast floor;
- Ice and water shield will be used on the entire roof;
- Polyester insulation (2 ½”) will be used within the 4” cavity; use of icynene spray was discussed as a possibility for the cavity but may have a constructability problem due to climate conditions at the time of construction;
- Fire protection is now a filed sub-bid; decisions such as placement of the enunciator will be coordinated with the Fire Dept.;
- Chief Nix will confirm whether the sink in Rm 105 is necessary;
- The hot water tank location is to be determined;
- Exhaust and intake louvers will be coordinated.

Mr. Carell stated that use of baseboard heating is inexpensive insurance and might be used in the lobby and meeting room, but normally occupied areas will be evaluated for use.

No code review has been performed. Mr. Kelly and Mr. Carell will discuss ADA requirements which will not apply for Police Officers but may apply to other employees.

Chief Nix reported that the antenna location is still to be determined.

Scheduling of various applications and hearings was discussed. Mr. Carell will find out whether the drainage has been added to the site plan. A review of the 60% estimate will be scheduled when the estimate becomes available. Mr. Carell will prepare a presentation for the Board of Selectmen’s meeting on December 17, once confirmed.

Town Hall Project Mr. Melnick will contact the Town Manager as to the next steps for presentation of the various options studied by BH+A.

Nixon MSBA Roof Project With the approval of the Committee, Budget Revision No. 1 for reglazing, recaulking, and closeout has been submitted to the MSBA for approval.

Fairbank Flat Roof Mr. Kelly is exploring various repair options such as restriping of the joints with roofing consultant Russo Barr.

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

There being no further business, the meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Elaine L. Jones