

PERMANENT BUILDING COMMITTEE  
Minutes – November 7, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, William Braun, and John Porter. Also present: Facilities Director James Kelly.

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

Police Headquarters Design Project Present: Architect Gregory Carell and Meg Weslar, The Carell Group, Inc.; Christopher Hildreth, P.E. and Maria McDonnell, Sr. Electrical Engineer, RDK Engineers; Stacy R. Flood, P.E., Flood Consulting; Police Chief Scott Nix; Owner's Project Managers Neil Joyce, Scott Griffin and Paul Griffin (CMS); Sudbury Housing Authority representative Kaffee Kang.

Mr. Carell presented the building plans which he and the respective engineers Christopher Hildreth, P.E. and Maria McDonnell, Sr. E.E. (RDK) and Stacy R. Flood, P.E.(Flood Consulting) described in detail.

Fire Protection, Plumbing and Mechanical (Hildreth)

- All wet sprinklers throughout the building including attic space with a dry sprinkler system in the sallyport
- Specialized plumbing features for the cells allowing flushing only from outside the cell
- Outside spigots to be located
- All plans to be sent to DPH for approval and later inspection of the premises; plans also to be sent to DYS for review and comment per Chief Nix
- Central vacuuming only for dispatch; expansion available if desired
- Mechanical equipment space above sallyport to be consolidated to allow for storage and other uses.
- Rafters of the sallyport will be insulated and have a vapor barrier and fireproofing (other cost saving strategies will be investigated by the engineer)
- Two air handlers will be located over the sallyport to serve the first and second floors plus one unit for the meeting room (fan coil in ceilings, VAV boxes throughout)
- Hot water heat
- Exhaust hood in evidence room
- A low temperature condensing gas-fired hot water system with ability to customize, chosen for reliability and efficiency
- A building control system allows individual room regulation of temperature; Niagra system to be installed to coordinate with Town-wide building control system.

At the request of Mr. Braun, a meeting will be held with RDK and Energy Committee members to discuss the program; RDK will provide a narrative. It was noted that the proposed system meets the current building code and therefore is not eligible for the National Grid energy incentives; however, there may be other grants available.

Mr. Melnick stated that he was adamant that there be fin tube radiation rather than overhead supply given the problems incurred with cold floors at the DPW. Mr. Carell advised that the

building envelop in this case is not the same. Chief Nix noted that most of the staff are working in the interior of the building and the super-insulated uniform required will provide protection. In response to the Chief's comment that the vestibule and meeting room would be his only areas of concern with regard to cold floors, Mr. Carell noted that augmentation in these areas can be provided by other equipment, i.e., a cabinet heater in the vestibule.

#### Electrical (McDonnell)

- 600-800 amp system with equipment located above the sallyport
- Diesel-powered generator which is less expensive and more reliable than gas powered; will provide 100% redundancy for 72 hrs. (Engineer to research gas and PBC recommends piping for gas in any case)
- 6-gang boxes will be wired for current and proposed equipment and will have space available for future equipment
- Fluorescent interior lighting, individual room controlled; LED exterior. (CMS to do research on use of interior LED lighting and the cost factor; NSTAR is promoting LED and it would be a major retrofit if added later)
- Screen projection equipment to be provided for the meeting room (new technology to be explored)
- Second floor wiring will coordinate with the downstairs meeting room/command center
- Camera systems are being explored
- Generic system (non-proprietary for fire alarms (Mr. Kelly to check on other systems in use by Town)
- Outlet plates will have identification of the operated system per the PBC.

#### Structural (Flood)

- Attic room to have 6'8" cheekwall framing which could be extended outward for additional storage space
- 2,000 s.f. of usable attic space available minus requirement for an elevator
- 125 lbs/s.f. light storage category load is planned
- Stick frame but some trusses in a 25' x 30' area of attic
- Insulated attic with hung ceiling
- 3 steel transfer beams added for the 2<sup>nd</sup> floor
- 1<sup>st</sup> floor cells will have rebar in the walls; dispatch and lobby walls will be solidly grouted

It was the Committee's recommendation that preplanning, such as bringing the truss locations closer together, should be implemented if there is a potential for solar panels. Mr. Murray, the Civil Engineer, will be requested to check on that potential solar exposure. Roof areas for possible future solar installation are 30' x 24' and 15' x 70'.

An RFP was issued by CMS for geotechnical services and three responses were received. Mr. Joyce will have the recommendation by Friday afternoon.

A meeting was held with the Director of Planning and the DPW Director for preliminary review of the Places site plan which Mr. Joyce is summarizing in a report. Mr. Murray was not in attendance, but will be instructed to complete an application for stormwater permitting for the Planning Board meeting on Wednesday evening. The Planning Board is expected to transfer

jurisdiction to the Conservation Commission. Mr. Murray will need to meet with the Conservation Coordinator very soon even though the plan needs more work for completion. Also, an informational meeting will be set up on November 14 with the Historic Districts Commission which Mr. Carell will attend.

In response to Ms. Kang, it was noted that the driveway to Musketahquid Village will have roadway lighting.

The issue of grading was discussed as the building needs to be raised to a 182” grade. The accessible path is not necessary between the Police Headquarters and the Fire Department as other access will be available.

It was suggested that the existing drains be enlarged as there is a concern expressed by Mr. Murray that surface water from a distance will be traveling to the low drain points. The Conservation Coordinator has suggested that a localized infiltration system be utilized at the carport to mitigate any potential drainage problems in that area/

Mr. Carell informed the Committee that 60% drawings will be sent to the estimator a week from next Monday.

Meeting Schedules The next meeting is scheduled for Tuesday, November 12 with BH+A to discuss the Town Hall project.

There being no further business, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Elaine L. Jones