

PERMANENT BUILDING COMMITTEE

Minutes – August 21, 2014

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, Gifford Perry and John Porter. Also present: Facilities Director James Kelly; Owner's Project Manager (OPM) Neil Joyce; Architect Gregory Carell.

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

Police Headquarters Project Four construction bids have been received which range from \$5,993,000 to \$6,985,000 for the base bid. With the alternates, 1) the required landscaping, and 2) covered canopy, the lowest construction cost is \$6,141,000. Subject to DCAMM, Architect and OPM review, it was agreed to award the contract for the base bid and Alternates 1 and 2 to Hutter Construction Corp. of New Ipswich, N.H., the lowest responsible bidder, pending Special Town Meeting approval of the additional funding request.

The Construction Administration contracts for the Architect and OPM will be programmed over a 14-month period.

Extensive deliberations over the additional amount to be requested at the September 4 Special Town Meeting resulted in a unanimous recommendation of \$280,800, to be transmitted to the Board of Selectmen by Mr. Melnick. Mr. Melnick will prepare a spreadsheet illustrating the budget for a total project cost of \$8,107,800 utilizing \$627,000 of ATM2013 funding and \$7.2M of ATM2014 funding. It was noted that use of free cash as a funding source was precluded as free cash has not been certified; it is hoped that the funding can be voted within the tax levy making the ballot question vote irrelevant.

Other items discussed:

- Mr. Melnick reported that it is still uncertain whether the building layout can be located accurately with the survey and information available.
- Mr. Carell noted that he has spoken with both NStar and RDK Engineers regarding the Advanced Building standard and that the discussion is ongoing. The crux of the matter is that NStar's criteria cannot be met using commercially available equipment ; however, NStar may consider going forward with the grant based on the energy saving equipment specified.
- The General Contractor will be responsible for a portion of the lockers required and the FF&E was adjusted for the remainder.
- Mr. Murray (Places Associates) and Mr. Melnick will attend the Planning Board meeting relative to the Water Resources Special Permit. It was noted that the completion of the SWPPP will be the first order of work for the General Contractor.
- In regard to the unnecessary attic louver, Mr. Carell reported that he has substituted clapboard to replace it.

MSBA Nixon Project Mr. Blake will request a fee schedule for the entire project from the MSBA appointed OPM and Architect. The project is expected to be presented to the MSBA at its Board meeting on November 19. In order to allow for the extensive lead time required by the window manufacturer, it will be necessary to request project funding at a December Special

Town Meeting followed by a ballot question vote to approve exclusion from Prop. 2 ½ at a Special Town Election.

Fairbank Roof Mr. Kelly reported that the Central Register notice will appear shortly for the stripping and reseaming of the Fairbank flat roof portions which will include removal of wet insulation pursuant to Russo Barr plans. The cost is projected at \$150,000.

Fairbank Master Plan Mr. Melnick will discuss the project finalization timetable with Mr. Ryan before contacting BH+A.

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

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Elaine L. Jones