

PERMANENT BUILDING COMMITTEE
Minutes - November 14, 2006

Present: Co-Chairs Bruce Ey and Elaine Jones, Michael Melnick, Thomas Scarlata, and Frank Schimmoller.

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

Minutes The minutes of October 25, 2006 were approved. The minutes of July 12 and September 19, 2006, were tabled.

DPW Project Mr. Ey informed the Committee members that he had spoken with Klaus Peter who had developed and currently manufactures filters for diesels which are sold worldwide. Mr. Peter's product is used for diesel equipment such as generators which run at all times so that they can achieve clean exhaust. Mr. Peter is of the opinion that the Committee is taking the right approach to the problem and recommends the use of charcoal filters if we are bringing in fumes from the outside.

The Committee approved the Alpha Mechanical Services' proposal for the installation of a control interlock for the two clerestory fans in the garage in the amount of \$1,960, subject to verification of the sequence of operation with Bruce MacRitchie and verification that the time clock included in the proposal is a necessary component. Mr. Ey will speak with Mr. MacRitchie about the time clock.

The Committee also reviewed the PHI Cell Proposal prepared by Alpha, noting that there is no reference to diesel fumes in the literature. It was suggested that the manufacturer be contacted relative to the efficacy of the system relative to diesel fumes. The Committee noted receipt of an Alpha proposal for charcoal filtration installation on the two Kanalfakt make up air fans for the offices. Mr. Bewersdorf, Alpha's Sales Engineer has advised that this system would treat only the intake air and not any of the return air.

It was agreed that the Committee would proceed with testing to determine the migration pattern of the fumes before thinking about filtration. Ms. Jones will order the smoke candles required and seek the advice of the Fire Chief regarding notification of the testing and disconnection of the alarm systems. The testing is intended to take place once the balancing has been completed by Coffey. The balancing work was interrupted because of a problem with one of the Kanalfakt fans which required resolution. Mr. Bewersdorf has met with the manufacturer's representative on site regarding replacement parts and warranty.

The Committee reviewed a Building Performance Assessment prepared for and commissioned by the DPW, performed during the period 10/2 - 10/16 by AirAdvice. The assessment concluded that action was necessary with regard to the temperature levels (too high and fluctuating) and relative humidity (too dry). Committee members concluded that the system balancing will correct some of the temperature problems and temperature settings can be adjusted; humidity levels can be improved with individual office humidifiers. The assessment recommended that action be taken to reduce the levels of airborne particles and noted that volatile organic compound (VOC) levels are elevated. While the report does not correlate data with activities occurring during the testing, it was thought that some of the test results may be related to the cleaning schedule and sweeping of floors. Other spikes occurred during unoccupied times when it would be expected that no equipment was running and no personnel were on site. There also seemed to be calibration problems with the initial testing. Mr. Ey will discuss the report with the DPW Director.

School Projects In accordance with the Committee's previously stated intent to fund the Maintenance Director's procurement and installation of energy savings equipment and technology, the Committee approved several bills related to installation of such equipment at the Haynes School.

Police Station Project Mr. Melnick informed the Committee that the budget for the project is proposed at \$8.2M which would include money for a Project Manager. After discussion, it was agreed that solicitations for architectural services for Phase II (design, bidding, and construction administration phases) and for the project management services would take place upon approval of the funding by the 2007 Annual Town Meeting.

In regard to the request by the DPW Director to the Town Manager that she contact the Sudbury Housing Authority for permission to perform a percolation test on the SHA property, Mr. Melnick explained that this location was suggested in order to minimize the number of trees which would have to be taken down on site. Mr. Ey opined that the site areas in the same general locale are not consistent in their percolation rates, and that another approach is to enlarge the existing system presently serving the Fire Department. As the location for the septic system has not been definitively determined, the budget will include contingency funding for this item.

Meeting Schedule The next meeting is scheduled for December 7, 2006, at which time the Committee will meet in its capacity as the Designer Selection Committee to review proposals for engineering services for the Curtis Middle School HVAC modifications for the science rooms. Proposals are due on November 30.

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Elaine L. Jones