

PERMANENT BUILDING COMMITTEE  
Minutes - October 25, 2006

Present: Co-Chairs Bruce Ey and Elaine Jones, Craig Blake, Michael Melnick, Thomas Scarlata, and Frank Schimmoller. Also present: Town Counsel Paul Kenny.

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

Minutes The minutes of the November 28 and December 7, 2005 meetings and the minutes of January 14, February 9, February 15, March 25, May 4, and June 5, 2006 were approved. The minutes of July 12 and September 19, 2006, were tabled.

2006 Annual Town Report Committee members approved submission of the Annual Town Report drafted by Ms. Jones. No Committee budget request will be submitted.

DPW Project Mr. Ey summarized recent adjustment work, describing the various system components and locations, and noted that there had been a successful (i.e., no infiltration of diesel fumes in the office) test run with both the garage and office heating systems operational, the garage doors closed, and vehicles running. He also noted was a later event in which fumes were experienced in the office. This last episode occurred on a still day and no clerestory fans were operating. It is perceived by Committee members that the episode may have occurred as a result of the infiltration of site fumes. Mr. Ey reported that Coffey's report indicates that there is a differential between the office and garage; however, the office is neutral to the outside.

Trouble has developed with one of the office in-line booster fans, which is supposed to come on when the pressure drops. Alpha has been directed to confer with the manufacturer as to the warranty coverage and the need to replace various components.

Mr. Ey summarized the history of HVAC problems at the DPW stemming from the General Contractor's bankruptcy at a time which left the PBC no one to work with to resolve any of the problems which were beginning to occur with the building's occupancy and use, and which were exacerbated by the HVAC engineer's failure to recognize the problems and work to correct them early on. The process of remediation included: relocation of the air intakes to the front of the office building upon discovering that site conditions directed diesel fumes to the original fresh air intakes; testing to determine infiltration points (Bearg); HVAC design review (Kazantis); sealing of penetrations upon failure of the General Contractor to rectify (Fred Cygan); installation of hard ducts taking the attic plenum off line; installation of booster in-line fans; adjusting HVAC components to ensure that the garage was at negative pressure to the office section. It was also noted that there are no standards promulgated by federal or state agencies which regulate indoor exposure to diesel fumes. Air quality testing has been performed at the direction of the PBC and also by a state agency. Mr. Ey expressed the Committee's frustration with the length of time it has taken to remediate the conditions but noted that remediation efforts have occurred in a linear fashion so as to determine their effectiveness.

Mr. Ey reported that Alpha has been requested to install a control interlock for the clerestory fans so that they operate when the lights are turned on and/or when the office building is in occupied mode. This will ensure that the fans are on when vehicles are operating in the garage.

Bruce MacRitchie is working on specifications for use of an infra-red system for the garage and will obtain a price for installation for consideration by the Committee. While

such a system may save some energy costs, fume exhaust mechanisms and fresh air for the garage will still be necessary.

It was determined that conditions necessary prior to further testing with vehicles running in the garage and with both HVAC systems operational are: a balanced office HVAC system; clean filters, and correct component operation with the proper sequencing. Mr. MacRitchie has requested a quotation from Coffey to balance the office system which had not been done after the installation of hard ducts and the in-line fans. Ms. Jones will check on the schedule for filter replacement under the maintenance contract between Alpha and the Building Department.

The Committee conjectured that the tests may indicate that there is no mechanical problem but that atmospheric conditions at the site may be the cause. It was agreed that the wind direction should be noted during any testing. Mr. Scarlata indicated that he would provide information on smoke candles which could be used for this type of investigation.

Paul Bewersdorf of Alpha has also suggested the use of PHI cells to eliminate the odors and will supply literature and cost information to the Committee. Mr. Schimmoller will contact the manufacturer to ascertain the efficacy of the cells against diesel fumes. Charcoal filters would require three stages of pre-filters which would be expensive to maintain; however, the use of in-house rechargeable charcoal filters should be investigated.

Ms. Jones reported that approximately \$84,500 remains in the DPW funding article. It was the consensus of the Committee that it is more productive to continue involving the engineer in remediation efforts than to attempt cost recovery of funds through litigation at this time. It is expected that most, if not all, costs associated with remediation will be presented as a claim to the bonding company in addition to other items remaining outstanding from the contract.

Police Station Project The Committee acknowledged the package of information about the LEED program sent to each PBC member from the Earth Decade Committee which expressed its hope that the PBC will make the proposed building as "green" as possible. Mr. Melnick informed the Committee that the Earth Decade Committee has paid for Mr. Carell's courses to become LEED certified and noted that both he and Mr. Carell have been attending classes leading to certification.

Mr. Melnick informed the Committee that the Finance Committee will be touring the present Police Station at the request of the Town Manager and will be provided with Mr. Carell's report upon completion. A preliminary budget is being developed. Mr. Place is providing a topographical survey of the site and the percolation test will be performed in the near future.

Curtis HVAC Modifications - Science Rooms The Committee, which will act in its capacity as the Town's Designer Selection Committee, approved a draft Request for Qualifications from engineering firms for mechanical and electrical design services in connection with this project. Ms. Jones will submit notice to the Central Register and publicize the RFQ in the MetroWest Daily.

School Projects Ms. Jones will request Mr. Kupczewski to provide a proposal for the funds requested in connection with an Energy Management System at the Haynes School.

North Road Fire Station Mr. Melnick reported that this project, involving replacement of the apparatus floor and drains, has been completed. The project included installation of an

MDC oil and gas separator and DEP mandated tight tank and involved complicated modifications to the restroom.

Historical Commission Project Mr. Melnick was authorized to consult with and act as the Committee liaison to the Historical Commission in connection with structural investigation and any subsequent work at the Hosmer House.

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

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

Respectfully submitted,

Elaine L. Jones