

## PERMANENT BUILDING COMMITTEE

Minutes - MAY 12, 2008

Present: Chair Bruce Ey, Co-Chair Elaine Jones, Thomas Joyner, Michael Melnick, Frank Schimmoller, Thomas Scarlata. Also present Building Inspector James Kelly and Park and Recreation Director Dennis Mannone.

The meeting was called to order at the Flynn Building at 7:30 p.m. Mr. Joyner, recently appointed by the Board of Selectmen was sworn in.

Minutes. The minutes of September 19, 2006 and March 6, 2008 were tabled.

DPW Project Mr. Melnick described the findings of WJC (Wagdey Anis), the air quality specialist hired to investigate the DPW issues, Wings balancing, and the infra-red testing:

- the office space is negative; however, the interior stairway to the garage is positive;
- when exhaust fans in the bathrooms are running, the offices become neutral or slightly positive;
- some office space diffusers are sucking air instead of diffusing air;
- perimeter diffusers need to be adjusted (2 vanes up and 2 vanes down);
- problem with the return air ducting to the corridor which might require reconfiguration;
- infra-red study (performed 7-8 p.m.) reveals no problem with the building envelope, no infiltration or exfiltration, insulation in place, no infiltration between the garage wall and office area, no anomalies;
- the garage clerestory fans are running at times when they are not supposed to be on;
- the humidity level appears to be OK in the summer.

Mr. Melnick proposed the next step which is to engage a mechanical engineer to look at the lack of perimeter heat to solve the comfort issue, and look at the garage units, noting that Mr. Kelly has filed for an energy audit and intends to look into energy grants for infra-red heating of the garage. The Committee approved the hiring of Ken Elovitz of Energy Economics, Inc., a forensic engineer.

Mr. Kelly and the Committee discussed whether to replace the gutter on the garage which had been removed as it was believed to be installed incorrectly and was damaged and whether to replace the snow guards which have broken off. Committee members were of the opinion that the gutter should not be replaced but the snow guards should be replaced.

Atkinson Pool and Park & Recreation Fairbank Space Mr. Mannone reported that he had discussed the need for new pool gutters with Mr. Scarlata at a meeting with him and Mr. Scarlata has volunteered to develop the specifications for the bidding. Ms. Jones will send Mr. Scarlata the Town's contract documents and will work with Mr. Scarlata to develop the final package for bidding.

Mr. Scarlata will also send sample documents for a facilities study which will include the feasibility of appropriate expansion, program potential to generate revenue, operating costs (return on investment). Committee members were of the opinion that Mr. Mannone should approach the Sudbury Foundation relative to a grant to fund the cost of such a study (\$50 - \$60,000), since the Foundation was responsible for building the Atkinson Pool.

Mr. Mannone informed the Committee that CPC funding is available for recreation projects through Town Meeting.

Fire Station Mr. Scarlata has investigated the No. Fire Station roof after discussing the Chief's desire to construct a gabled roof to enable the attic area to be used for storage. Mr. Scarlata found that the roof membrane has shrunk, the fasteners

have backed out, and the seams are old. It was felt that the Town should invest in repair (estimated at \$10,000) now and investigate the cost and ramifications (rafter strength, sprinkler requirements, etc.) of building a gabled roof in the future. It was noted that the South Station has a truss roof.

PBC Reorganization Mr. Ey tendered his resignation as Chairman and placed Mr. Melnick's name in nomination for the Chairmanship, which was unanimously voted. Ms. Jones will remain the Co-Chair and Mr. Ey will continue his membership on the Committee.

Meeting Schedule The next meeting will be called by the Chair or Co-Chair, as necessary.

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

Respectfully submitted,

Elaine L. Jones