

PERMANENT BUILDING COMMITTEE  
Minutes – October 26, 2009

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, Bruce Ey, Thomas Joyner, Thomas Scarlata and Frank Schimmoller. Also present: Gifford Perry.

The meeting was called to order at the Flynn Building at 7:30 p.m. Mr. Gifford Perry, invited due to his interest in the Committee, was welcomed and informed generally about its function. Mr. Perry is an experience construction manager and has been in the construction business over thirty years.

Minutes The minutes of September 29, 2009, were approved. It has been ascertained that the file notes for the meeting of September 19, 2006, have not been found; therefore, no minutes for that meeting will be compiled.

Fire Department Proposed Capital Project at Sub-Stations Regarding a cost estimate for renovations to the stations to provide gender appropriate and accessible accommodations, Mr. Scarlata opined that each project would be over \$100,000 without soft costs and not including renovation of the existing bathroom in each.

Loring Parsonage Mr. Melnick reported that the major work is almost finished and the contractor has cleaned up the site. There appear to be several areas which are unsatisfactory and which will be detailed on the punch list walkthrough scheduled for tomorrow. The contractor will be unable to construct the access walk and ramp at the rear this late in the season and most likely is more interested in finalizing the project at this time. Mr. Melnick will request that a credit be obtained for the work in accordance with the schedule of values developed by the contractor. Mr. Kelly will be requested to get an estimate for the access work remaining.

Town Hall Vault Mr. Melnick made contact with Harold Cutler in regard to fire code requirements for the proposed vault. A non-collapsible roof and six-hour fire rating are required for construction. In the location under consideration there is an existing slab on grade with an adjacent area which could be built up with fill and a slab added. Another approach would be to consider a location on the apparatus floor of the old station. In either case, proposed expansion of the Town Hall must be considered.

Mr. Joyner presented a written progress summary including both the review meeting with Systematics on October 22 regarding the shelving system layout, and the preliminary budget for costs beyond actual vault fabrication and shelving system.

Regarding the grant application to be submitted by the Town Clerk, the budget numbers must be quantified prior to submission.

Hosmer House The Historical Commission is interested in constructing a small vault in the Hosmer House basement for storage of paintings which are not on display. Mr. Melnick will look into the possibility of purchasing a pre-packaged vault which

could be placed on a slab in the carriage shed as another alternative. Another alternative which could be considered would be to use an existing vault in the Town Hall. Mr. Melnick will explore these alternatives with the HC.

Roof Studies Ms. Jones has ascertained that the funds available under the School Construction Article (STM97/4) can appropriately be used for the funding of the School portion of the proposed roof study. Superintendent Brackett has been contacted and will discuss the proposition with the School Committee. Mr. Kelly would like to include Town buildings and the budget for this is under discussion. Ms. Jones will draft an RFP for design services for further input and review.

Green Committee Mr. Melnick reported on the Green Committee's proposal to install PV collectors on the Noyes School roof, noting that the load factors have not been determined. The impact of the Committee's proposal should be ascertained in connection with the development of the RFQ for design services for the roof study. This roof in particular is in critical need of replacement, making coordination imperative.

An energy report on the Noyes School developed by the Green Committee indicates that for a cost of approximately \$500,000 significant energy costs could be reduced. This would include roofing and replacing the boiler and the electrical kitchen equipment.

Fairbank Roof Mr. Melnick reported that Mr. Kelly is requesting roof replacement funding at the 2010 ATM. A bid schedule will be developed accordingly.

Town Report The draft Town Report was reviewed and approved for signature and submission.

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

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

Respectfully submitted,

Elaine L. Jones