

PERMANENT BUILDING COMMITTEE
Minutes – March 1, 2010

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, Bruce Ey, Thomas Joyner, Thomas Scarlata and Associate Gifford Perry. Also present: Building Inspector James Kelly, and Green Committee members Robert Morrison and Mark Sevier.

The meeting was called to order at the Flynn Building at 7:30 p.m. The Board of Selectmen's appointment of Mr. Braun as a member and Mr. Perry and Mr. Schimmoller as Associates was noted. Guests were welcomed.

State Ethics Commission – Conflict of Interest Training Program It was noted that several members have received the required certification. Others were urged to complete the on-line training as required.

Minutes The minutes of January 5, 2010, were approved. It was noted that the meeting scheduled for February 16 had been canceled,

Energy Grant – Fairbank Committee members were informed that the Massachusetts DOER has awarded the Town \$141,864 in grant monies, which include Federal Government ARRA funds, pursuant to the grant application filed by the Green Committee. The application combined two separate projects at the Fairbank Community Center building: 1) thermal energy for heating domestic hot water (excluding the pool itself which has a separate heating system; and 2) photovoltaic array to provide energy savings.

The group explored the process of design and bidding these turnkey projects, since the PV project would require an electrical contractor as the general contractor and the thermal project would require that a plumbing contractor be the general. Although there are various bidding processes for energy-related projects, M.G.L. c.149 also applies. There is a small amount set forth in the grant application for funding engineering services which could possibly be used to hire an engineer to prepare performance criteria for both projects, prepare the Division 1 section of the bid documents, review contractor performance and shop drawings, and prepare reports as required. It was suggested that the statutes involving procurement of energy related construction should be reviewed to determine whether there was an exemption from the designer selection process.

It was decided that Town Counsel should be consulted in the determination of the bidding process and that certain of members of the Committee should become familiar with the grant application itself and the requirements of the awarded grant. Mr. Melnick, who is also a member of the Green Committee, and Ms. Jones, as Assistant to Town Counsel, will undertake such review and consultation with Town Counsel and work with Mr. Kelly.

To provide the contingent information immediately required by the terms of the grant, Mr. Melnick will secure the services of a structural engineer to certify to the DOER that

the Fairbank roof structure has the capacity to support the load anticipated in these projects.

Noyes Solar Project The grant application for this project was submitted by the Schools on a turnkey project based on the bid of NewEngland Breeze. The award is about \$20,000 which will permit a two-row array of solar panels approximately 30' x 10' at the front of the Noyes School so as to be visible from the ground. It is intended that the Schools will repair the roof membrane prior to the installation of the ballasted rack of panels. It is believed that the contractor's work will include evaluation by a structural engineer. The PBC role (Mr. Melnick and Mr. Joyner) in this project will be to review shop drawings and the overall interface in general. School Maintenance Director Joe Kupczewski will be the daily contact.

Loring Parsonage Project Mr. Melnick has spoken with DPW Director Place about raising the grade to accommodate access to the rear door.

Roofing Mr. Kelly is reviewing roofing maintenance records and has compiled other information to accompany the roof study RFP. Ms. Jones will forward the RFP draft for the roofing study to Mr. Scarlata for his review and comments. Mr. Scarlata provided Mr. Kelly with roofing specifications for the Fairbank Community Center work.

Hosmer House Mr. Joyner has met on site with Mr. Hill to discuss the proposed HVAC project. The project is intended to provide climate control in the range of 60 – 85 degrees which will be beneficial in preserving the paintings hanging in the house. Mr. Joyner is looking into alternative systems other than the system proposed.

Town Hall Vaults Mr. Joyner informed the Committee that the grant for the new vault has been submitted along with an article request for CPC funding (\$67,795) for fire suppression and climate control systems for the two existing vaults.

Town Hall Window Restoration Mr. Perry agreed to work with Mr. Kelly on preparation of the specifications for the window restoration project. Ms. Jones will prepare the front end so that the project can be bid.

Police Station Mr. Braun is completing the final report of the Blue Ribbon Committee regarding construction of a new Police Station and will provide information for the Warrant Report under the article. Mr. Carell has been contacted and is having the professional estimate updated so that the cost can be included in the Warrant Article. It is unknown at this time as to the position of the Board of Selectmen on moving forward with the project.

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

There being no further business, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Elaine L. Jones