

## PERMANENT BUILDING COMMITTEE

Minutes – June 9, 2015

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, John Porter, and Joseph Sziabowski. Also present: Facilities Director James Kelly.

The meeting was called to order at the DPW Conference Room at 7:30 p.m.

Minutes The minutes of January 21, February 3, March 3, and March 26, 2015 were approved as amended.

Nixon MSBA Roof and Windows Project Mr. Blake reported that both Silktown Roofing and Modern Glass were ready to proceed on schedule with the roofing project expected to be completed within two to three weeks. The OPM (Skanska) is getting a proposal for welding inspection as required. Construction meeting will be held on Tuesdays.

Fairbank Master Plan Project The Committee has received the final report from BH+A.

Mr. Melnick suggested that the Town pursue determination from the State regarding the terms of the US Bureau of Recreation grant which enabled the purchase of the Haskell property for outdoor recreation. It is unclear as to whether a building could be erected on the property as a replacement for the Fairbank Community Center or whether the land use must be dedicated to outdoor recreation.

As the master plan process required additional work by BH+A, it was voted to reimburse the firm from funds available in the account. Mr. Melnick was authorized to execute a Change Order to facilitate the process.

Police Headquarters Construction Mr. Stuart Lovell, an abutter whose home is located diagonally across Hudson Road from the construction area of the Police building has requested a meeting with Town Counsel regarding damage to his home. He was informed by the Selectmen's Office that he must put his concerns in writing prior to any consideration. Mr. Lovell's letter of December 8, 2014, concerning possible damage to his home from vibration which Mr. Melnick answered at that time was sent to Hutter for their investigation and more recently to the Town's insurer as a potential claim. It is believed that Mr. Lovell refused entry to a Hutter representative.

Mr. Porter stated that he will provide Mr. Melnick with industrial attenuation charts which can be used to quantify the effects of vibration/compaction on an abutter's property to assess potential for damage to the abutter's property.

Mr. Melnick will speak with Town Counsel as to the Town's responsibilities in this matter.

Hutter is on schedule for completion of the construction. A Change Order has been approved to correct the sizing of the interior doors. It was noted that the roofing sub-bidder has not provided quality work such that corrective measures have been required on the work to date. It is the Committee's intention to file a letter/report to DCAMM in this regard. It was also noted that the poor quality (ragged edges and chips) of the interior block installed has been acknowledged by the manufacturer who will underwrite field repairs and replacement.

The property survey has been completed by the Town Engineer in preparation for the easement delineation, the width of which will be referenced from the top of the wall.

It is generally acknowledged that the Architect's Technology Consultant work has been inadequate and has resulted in the Police Chief performing most of the actual work. The Committee discussed the pros and cons of continuing with the Consultant which included contractual issues, the replacement potential using another approach which might conflict with work completed or in progress, and the fact that the Chief has already collected options and evaluated them. It was decided to request OPM Neil Joyce to arrange a scope review and coordination meeting to be attended by the Technology Consultant, the Architect, and a Hutter representative. If the meeting approach is not satisfactory, then the Committee can consider the hiring of a consultant.

Upon the conclusion of this discussion, Mr. Porter left the meeting.

Mr. Melnick presented a summary of technology projects including some vendor proposal information. He noted that even with the deletion of window treatments, the current Police Department budget is \$541,480 which represents a \$61,480 increase over the original design budget. Of the various items, it may be possible to delete the \$15K allotted for audio-visual. While there appears to be sufficient contingency to handle the shortfall, it would be prudent to hold off on some of the contracts where possible until the construction project is further along. It was noted that several of the technology projects are to be coordinated with ongoing Town systems (phones and access controls for example) with the assistance of the Town's Information Systems Director Mark Thompson.

At the conclusion of discussion, it was on motion voted to 1) to grant the Co-Chairs individually or collectively the authority to sign additional contracts in general over and above the \$5,000 threshold previous set; and 2) to grant the Co-Chairs individually or collectively the authority to sign such technology contracts as may be necessary up to \$150,000 each contract.

Town Hall Project It was noted that a Blue Ribbon Committee appointed by the Board of Selectmen will include Mr. Melnick and Mr. Kelly plus members of other Town boards or official and citizens.

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

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

Respectfully submitted,

Elaine L. Jones