

PERMANENT BUILDING COMMITTEE

May 18, 2017 - Working Session

Present: Elaine Jones, Co-Chair, Craig Blake, and Joseph Sziabowski. Also present: Facilities Director James Kelly and Fire Chief William Miles.; the Kaestle Boos Associates (KBA) project team led by Principal Michael J. McKeon and supported by Project Manager Kevin Witzell. Other team members present: Noriko Hall, Miyakoda Consulting (cost estimation); P.E. Stephen Garvin, Samiotes Consultants; P.E. Marc Plante, BER, Inc. (MEP).

The group assembled in the DPW Conference Room at 7:30 p.m. No quorum was present for the working session; therefore, there were no deliberations or votes.

After introductions, Mr. McKeon said that he would be sending a complete fee proposal to PBC Project Manager Craig Blake as his initial Fire Station No. 2 fee proposal was concerned with Phase I design only.

Items presented:

- Phase I RFQ tasks were reviewed in context of the Phase I proposal in the context of KBA's concept of the project including its constraints and issues
- VHB, the engineering firm for the developer of the adjacent property, has agreed to meet with KBA to discuss its involvement with the project's site work as part of the agreement with the Town; it was noted that VHB did a lot of work, but KBA will need to do bay elevations among other tasks; the discussion with VHB will include a definitive determination of just what level of stormwater would be removed from the site through the National Development connection; it is believed that the estimated sewer and storm drain information is available
- KBA will need to determine the cost involved in temporarily housing the fire trucks and personnel elsewhere with a communication system; it was noted that it might cost \$3 - \$4,000 per month for a trailer to house FD personnel plus funds for the set up and take down
- Phase I did not include geotechnical services, but KBA could work around this
- tight tank requirements will be ascertained
- it is believed that wetland flagging has been performed by VHB; this would be reviewed with the Conservation Coordinator
- MassDOT fire protection line in Rt. 20 has been determined, but after Rt. 20 has been widened, the curb cut will need to be determined
- the soil must be tested at the location of the underground fuel oil tank removal site; while there is probably no contamination, the soil structure will require examination; this work can be combined with doing test pits for stormwater assessment; use of a DPW backhoe and operator will be requested
- it is the intention to utilize solar panels on the roof of the new building
- while radiant floors will be included, choices must be made for heating and cooling of the living areas; it was noted that the VRF (variant refrigerant flow) system is efficient, has lower capital and maintenance costs than baseboard systems and can provide heating and cooling in the same system
- choices must be made for the exterior materials either brick or hardie board or combination
- site plans were provided and timing of deed transfer of parcel is unknown
- developer of adjacent site will allow access from several areas.

A meeting will be set up in June by Mr. Kelly with KBA and Town staff members to discuss various roles in the project.

The session ended at 9:15 p.m.