

PERMANENT BUILDING COMMITTEE
MINUTES – September 28, 2017

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake and Joseph Sziabowski. Also present: Facilities Director James Kelly and Fire Chief William Miles.

The meeting was opened at 7:30 p.m. in the DPW Conference Room.

Minutes: The minutes of August 29, 2017 were approved subject to confirmation by John Porter. Mr. Sziabowski stated his approval of the May 8, 2017 minutes.

Fire Station No. 2 Chief Miles showed the Kaestle Boos on-line three dimensional views of the building as currently proposed. The main level floor plan progress print together with three Schematic Design Opinions of Probable Costs were presented for discussion. The latter illustrated total project costs: 1) shingle roofing, no radiant heated apparatus bay floor or metal roof estimated at \$6,847,166; 2) shingle roofing and radiant heated apparatus bay floor estimated at \$7,032,376: and 3) radiant heated apparatus bay floor and metal roofing estimated at \$7,480,693. Chief Miles noted that the cost for firematic equipment was under-priced by \$30,000 in all estimates and would be corrected in an updated estimate. All estimates were inclusive of temporary relocation costs for the temporary apparatus structure and housing at Feeley Field, which Mr. Kelly has explored.

The consensus of all present was that a standing seam metal roof while aesthetically pleasing would not be appropriate largely because of its cost. We would need to include a sub-roof and the warranty would only apply to the finish. A PVC roof was believed to be too slippery with snow sliding off the roof creating a safety hazard. All agreed that the best option would be for an asphalt shingle roof. The use of snow guards will be considered during final design construction documents. There would be some availability for solar panels to be installed with future grants.

Possible alternates were discussed for the building exterior comprising of wood frame with hardy board for the personnel area with concrete block for the apparatus and maintenance areas. The use of icynene spray foam insulation in all spaces would be critical. Mr. Sziabowski noted that a foundation wall with a shelf would be needed to provide a thermal break.

Several schemes were reviewed and while it was agreed that Scheme Number 2, shingle roofing and radiant heated apparatus bay floor estimated at \$7,032,376, would be the best option, further review would be needed. The group would like to review the projected building demolition cost and a complete building cost break-down. Determination is needed relative to the inclusion of the estimated \$25,000 commissioning cost; the inclusion of lockers in the construction cost; the inclusion of landscaping in the site work; the cost and installation of security cameras if needed; the cost and installation of an antenna; and whether the estimated \$30,000 for the electric service conduit, preferably underground, and the cost of a 2" gas line has been included in the site work estimate.

Chief Miles reported that the stormwater management costs are all included under the Town's development agreement with National Development.

Mr. Kelly will be advertising for the installation of new water lines for the new station from the newly installed main in Route 20, with the work expected to be under \$25,000 and completed to avoid the future cutting of new pavement on Rt. 20.

It was agreed by all that the funding to be requested in the article to be presented at the October Special Town Meeting (STM) would be \$7.1M which would include any changes to the current options selected.

Mr. Kelly informed the group that he would be attending the Finance Committee meeting prior to the STM to present information on the project. It was noted that the Design Review Board seemed to support the project and the Planning Board has held a site plan preliminary meeting.

Loring Parsonage Mr. Kelly reported that the Design Review Board after a lengthy hearing did not approve replacing the existing windows which in mostly date from 1961.

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

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

Respectfully submitted,

Elaine Jones