

PERMANENT BUILDING COMMITTEE  
Minutes – February 26, 2019

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, John Porter and Nancy Rubenstein. Also present: Facilities Director William Barletta.

The meeting was called to order at 7:00 p.m. at the DPW Conference Room.

Minutes and Annual Town Report The minutes of January 28, 2019 were approved.

Town Hall Project Present: BH+A Architect Joel Bargmann, BH+A Engineer Steve Shetler, Allied Engineering Engineer Michael Zimmerman, Construction Monitoring Services (CMS) Town Hall Project Manager Neil Joyce.

Allied Engineering Engineer Michael Zimmerman described the proposed VRF system and detailed the ability of the compact equipment to zone separately while heating and cooling in an efficient manner while requiring minimal ductwork. The auditorium and meeting room below would share a unit with no problem when both rooms are utilized simultaneously. The system is all electric and is controlled through an interface with an energy management system (BACNET) and is suitable for competitive bidding. The system is not a service intensive product and while it is more expensive than other systems, the payback is short. It also has a zero carbon footprint and is a renewable energy product.

A design development set of drawings was submitted together with the Design Development Estimate prepared by Daedalus, dated February 26, 2019 with an updated summary sheet indicating a \$6.8M project total with an escalation amount of \$7.3M. Daedalus recommends a conservative 4%/yr. escalation from FY20. The estimate includes the costs of an accessible front entry and moving and temporary housing for the Town Clerk's Office. The project design and estimate includes synthetic rubber composition roofing shingles with a 30-yr. warranty; authentic slate roof shingles would add \$350,000 to the cost.

Updates on the investigation and project updates reported include the following items:

- brick tie tests found no leakage therefore repointing is less with only the large chimney (small chimney will be removed)
- copper flashing will need to be replaced with copper material
- damaged gutters and leaders were lead-coated copper no longer manufactured; replacement will be prefinished aluminum matching the remaining material
- downspouts will be pre-finished aluminum with some copper to remain
- auditorium window sashes to be pulled and renovated; meeting room aluminum-clad windows will be replaced with matching wood windows (a sample will be provided at the planned Historical Commission meeting)
- the contingency estimate for soils will be adjusted based upon the soil testing results from the AUL area
- items to be addressed are the need for an emergency generator; heating or using natural ventilation in the unheated crawl space; protection of live plumbing; and wall interface with the garage door.

The next steps in the process include meeting with the Historical Commission, the Historic Districts Commission in regard to a Certificate of Appropriateness, possibly the Commission on Disability, and the State access boards.

Updated HVAC plans were requested for the Facilities Director and a full set for the PBC.

Loring Parsonage Project Mr. Melnick reported on the various Change Orders required in connection with the very intensive structural repairs and other discoveries. He informed the Committee removal of the asbestos that was discovered under the attic flooring took place in the last week requiring a Change Order for both removal and monitoring. He reported that prior to installing sheet rock, it was determined that it would be more efficient and less intrusive to pull strings to bring wiring to the outlets in thirty-six areas which also necessitated a Change Order. The use of volunteers to do the pulling was discussed extensively, but ultimately was determined to be not appropriate as work is required to be completed by licensed contractor. Mr. Melnick reported that the framing or the addition is complete and installation of a beam running the full length of the ell roof will be performed shortly in order to complete the roof.

It was reported that Mr. Melnick and Mr. Barletta had met with the Finance Committee in regard to obtaining additional FY19 funding which was approved in the amount of \$90,000. Mr. Melnick noted his appreciation for the comments made at the meeting by Historical Commission member Diana Warren in support of the project. Additional funding will be included in the Town Manager's FY20 capital budget to be voted at the Annual Town Meeting.

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

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

Respectfully submitted,

Elaine L. Jones