

PERMANENT BUILDING COMMITTEE
Minutes – May 12, 2022

Present: Chair Elaine Jones, Craig Blake, Jennifer Pincus, Anuraj Shah, Mark Sevier and John Kraemer.

The ZOOM meeting was called to order at 7 p.m. by Chair Elaine Jones.

Fire Station No. 2, Boston Post Rd. Present: Fire Chief John Whalen, Kaestle Boos Architect (KBA) Kevin Witzell, and Construction Project Management Owner's Project Manager Neil Joyce.

In response to the request from PBC Project Manager Craig Blake, Mr. Witzell updated the PBC on the project status, informing the group that with the 90% drawings and estimate, coordination is still occurring and KBA is getting close to 100% completion. Plans were presented for review and feedback in more detail and it was noted that the building was exceeding code regulations in several areas. While a sprinkler system is required in the existing building, it does not require seismic considerations. The Conservation Commission Wetlands Protection Act hearing will take place on May 25 to consider permit requirements with the soil information provided by the DPW equipment and personnel. A tight tank will be located for future use.

Relative to the National Development Meadow Walk agreement with the Town for stormwater drainage discharge from the Fire Station into its system, Mr. Blake noted that, as no approved calculations were available from the Planning Board permitting process for Meadow Walk, Samiotes new design provides that there will be no additional flow going into the National Development's system.

As for access to the site during construction, Samiotes will be requested to provide metes and bounds for easement development. Parking space development was discussed together with fencing layout so as not to obstruct sidewalk use. Temporary paved parking at the Boston Post Rd. side will provide space for the continuing use of the existing station and it was noted that the waterline crossing of that drive will need protection. A Cape Cod berm at the rear perimeter is planned to allow for snow removal placement. Suggestions were made as to the vegetation placement around the transformer. Excess topsoil is not to be stockpiled at the DPW as originally planned, but will be removed by the Contractor. Conduit will be provided for possible future lighted signage at the Rt. 20 frontage. Fire detectors are required for the roof during the renovation. Roof edge detail and location of the downspout were discussed for plan changes.

Thoughts were presented relative to the bidding schedule which will include a walkthrough for potential bidders and will be finalized at a later meeting. It was agreed to proceed with electronic bidding through Project Dog at a cost of \$975.00.

Even with the additional funding voted at the Annual Town Meeting, as the market conditions are uncertain, some suggestions were made to either save funds through design changes or as add/deduct alternates: change façade to Hardie board instead of brick (not desired); remove painting of the existing building interior; change bunkroom lockers to be FF&E and list as an

alternate. After a brief discussion, it was on motion by Mr. Blake unanimously voted to authorize Kaestle Boos Architects and Construction Monitoring Services to evaluate any and all potential reductions to the base bid including by use of alternates or as transfers to soft costs.

8th Grade Student Request - Solar for the Curtis Middle School The Committee has been contacted by a group of 8th graders exploring the use of solar panels on the Curtis Middle School roof which the PBC members discussed briefly in connection with the need and absorption of the cost to reroof. As this coincides with the same request to the Town's Energy Committee, Mr. Sevier who is a member of both committees, agreed to be the PBC Project Manager for future involvement of the PBC, if any, given the issue of PBC availability and resources.

Minutes No minutes were available for consideration.

Meeting Schedule The next meeting is scheduled for May 18, at 7 p.m.

There being no further business, the meeting was adjourned at 10:23 p.m.

Respectfully submitted,

Elaine L. Jones, Chair