

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)
Tuesday, December 14, 2017, 7:00 p.m.
Town Building – Board of Selectmen Room

Attendees:

PMBC Members: Eric Sheffels, Patrick Rowe, Brian Chase
Library Project Update: Aida Gennis
Ex Officio: Ben Keefe
Guests: Chris Blessen, Sandy Raymond, Tom Fay, Anne Harris,
Ellen Tohn, Tom Sciacca

Meeting called to order at 7:08 p.m. by Patrick Rowe.

Public Comment

None

Discussion with Energy & Climate Committee

Ellen Tohn and Anne Harris attended the meeting as a follow-up to the Energy & Climate Committee's letter regarding the new library project which was received and reviewed by the PMBC at its last meeting. Ellen and Anne acknowledged that the Energy & Climate Committee's goals for the Town are aspirational. It's their goal to ensure new town construction and renovations be as energy efficient as possible. They would like the designers to consider a net zero building if possible. They reported their Committee has received energy grants in excess of \$1,000,000 for the Town and intend to identify more grants. They also asked about the process for getting involved with construction projects as they want to have input before construction begins.

Brian Chase agreed and stated that all projects should come to the PMBC at funding, the earlier, the better. PMBC has the expertise to evaluate all aspects of energy efficiency. Eric Sheffels commented that the Committee does not disagree with the goal of constructing the most energy efficient building, but also need to consider payback for the project and design considerations. PMBC members welcomed the input from the Energy & Climate Committee but acknowledge PMBC must be pragmatic how Town money is spent.

Tom Sciacca spoke about the innovative design of the 1960 High School that resulted in cheaper construction costs than conventional methods. He encouraged the Committee to be open to innovations such as the highly subsidized heat pumps awards for building efficiency.

Library Project Update and Invoice Approval

Chris Blessen reviewed updates to the design. The MBLC has reviewed and approved the new configurations as the revised design does not affect programming considerations. The overall cost is about the same. Discussion ensued about the roof design, ceiling height, location of mechanicals, shading of the terrace, radiant heating, heat pumps and the challenge of obtaining LEED. Architects were asked to think about creative ideas for a kids' space. A proposal for cost estimating should be presented at the January 9th meeting. It will be reviewed and then sent to a cost estimator with an expected time line of 2-3 weeks for a final report that can be presented at Town Meeting.

Members reviewed the following invoice:

Tappe Invoice No. 171103, dated December 4, 2017 for Professional Services from November 1 – 30, 2017.

Motion made by Aida Gennis, seconded by Brian Chase, to approve Tappe Architects, Inc., Invoice 171103 for \$3,300 and approved with a vote of 4-0-0.

Loker Window and Door Project-Update and approve invoices

An on-site meeting was held yesterday with the Project Team: General Contractor- GVW, Strategic Building Solutions-OPM, and CBI Consulting - Architect. The project is underway and the submittal process has started. We are on track for this summer's work. The Project Team will attend the February PMBC meeting. The PMBC was unable to approve invoices due to lack of a quorum for this project.

Athletic Fields and Stadium Renovations Project update

Ben reported that the School Committee and Recreation Committee will each appoint two members to the PMBC for this project. It is anticipated that there will be 3 separate warrant articles. Loker field will use artificial turf but a decision on the infill has not been decided. Discussion ensued about the need to gather data regarding the pros and cons of grass vs. turf and the different types of infill. Tom Sciacca provided background on the water issues and the infill alternates that weren't available when the High School was built. Representatives from the School Committee and Recreation Committee are expected to attend the January 9th meeting to guide the PMBC or to advise the Committee that they will retain consultants. Ben reported that LEFTFIELD, LLC has been selected as OPM.

COA-CC Project Update

The Board of Selectmen has reestablished the COA-CC project. Bill Sterling, a COA-CC member assigned to the PMBC and an architect, determined it would take \$446,000 for a design of the existing 10,000 square foot building. This project will need input from the Committee before going to Town Meeting.

Fire Station #2 Project Review

Ben advised the Committee that the 2013 study for the cost of a rehab job at Fire Station #2 was originally \$800,000. The study neglected to look at various code upgrades that kick in when rehabbing more than 50% of the building. The upgrades, including new accommodations and a sprinkler system, will bring the cost to over \$1.5 million. This puts the project under PMBC's purview.

Approval of Minutes

Members reviewed the minutes from 11/14/17.

Motion made by Eric Sheffels to approve the minutes of 11/14/217 as amended, seconded by Brian Chase and approved with a vote of 3-0-0.

Members' Concerns

None

Other business not reasonably anticipated by the Chair 48 hours prior to meeting.

None

Adjourn

Motion to adjourn made by Patrick Rowe, seconded by Brian Chase, and approved with a vote of 3-0-0

Meeting adjourned at 9:20 p.m.