

**BUILDING COMMITTEE
MINUTES JUNE 29, 2012
PUBLIC HEARING
Un-APPROVED**

Present: Jeremy Januskiewicz, Chairman; Mike Bouchard, Clerk; Val Prest; Steve Webber, Susan Daly, Ex-Officio; Chief Joe Bosselait, Ex-Officio

Absent: Halsey Platt

Also Present: Mark W. Haddad, Town Manager; Dawn Dunbar, Land Use Assistant; Don Walter, D&W; John Perry, Gale Assoc.; Alan Brown, C&R

Chairman Januskiewicz called the meeting to order at 9:02am.

Mr. Bouchard made a motion to approve the minutes of May 18, 2012 as amended. Mr. Prest seconded the motion. All were in favor with a unanimous vote. Mr. Webber abstained from the vote.

Mr. Bouchard made a motion to approve the minutes of June 1, 2012 as amended. Mr. Prest seconded the motion. All were in favor with a unanimous vote. Mr. Webber abstained from the vote.

Mr. Bouchard made a motion to approve the minutes of June 8, 2012 as amended. Mr. Webber seconded the motion. All were in favor with a unanimous vote.

Town Manager Haddad said that he would like to add a discussion relative to the selection of a new OPM to the end of the agenda.

The committee was shown a revised site plan and there was a brief discussion as the location of the transformer, chiller and generator and whether or not this was the best place to put these units. Mr. Barton of the HDC said that there was difficulty in completely screening the units due to the need to allow GELD access. Mr. Prest asked if the units and their location would interfere with the training tower. Joe, Electrical Engineer from Garcia, Galuska & Desousa, Inc., (GGD) said that they wouldn't want to place them near the sleeping quarters, and would want to keep them away from any windows and doors. Michelle Collette, Town Planner, said that it would be a site plan review issue. Transformers and generators cause a lot of trouble for abutters and noise abatement needed to be provided. Chief Bosselait said that it could be an issue with training at the tower. Town Manager Haddad asked if the location of the units had to be decided now or if they could wait for input from the Planning Board and the HDC first.

John Perry talked about the location of the driveway and how they shifted it over so that it was not located in front of the abutter's driveway across the street. There was also a discussion about a straight driveway vs. a curved driveway.

Ms. Collette said that the design shown was favorable. It was the consensus of the committee to move forward with the location of the driveway as shown on Revised Site Plan B. Town Manager Haddad talked about staking the property so that the HDC and Planning Board could do a site walk. Mr. Barton asked if the driveway could be staked also. Ms. Collette stated that it would be helpful to fly a balloon to show the highest peak of the building to help with the height visual. John Perry said that he could have it done within the next two (2) weeks. There was discussion as to the best time to conduct a site walk. It was determined that two possible Saturday appointments would be proposed.

Alan Brown talked about a storage shed proposed on the property and asked about snow storage. John Perry said that they blocked off the rear right corner for snow storage. At the front of the property they could block off two (2)

possible areas. Ms. Collette said that there was a limit on the height of snow banks and that stock piles needed to be removed within 48 hours following a storm.

Mr. Perry said that they had determined it was less expensive to run the sewer connection across the rear of the property using the directional drilling they had discussed. He also said that this was more favorable to the Conservation Commission. He said that the pump chamber at the Public Safety building had to be upgraded but thought that the size of the sewer line was sufficient but didn't know what kind of condition it was in. Town Manager Haddad asked what the costs were coming out at. Mr. Perry said that it was approximately 75K to run it along the back of the property and 100K to continue it down the street.

Mr. Barton asked if consideration had been given to using rain water to wash the trucks. Mr. Brown said that they were looking into that.

Ms. Collette said that a photometric plan would be required as part of the Site Plan Review process. Mr. Barton said that the HDC would like to see the property kept as dark as possible. Chairman Januskiewicz asked if motion lights could be installed to come on during an emergency/call. Ms. Collette said that it could be discussed with the Planning Board.

Mr. Brown talked about the schematic floor plan. He said that they had modified the elevator room/machine room to include double doors for training. He said that they also popped out the training staircase a little so it wasn't so flush with the building.

Town Manager Haddad asked if they could discuss the increase in square footage from 18,500 to 20,000 plus sqft. Mr. Brown said that the mezzanine was not included in the original numbers as the 3rd floor was still being developed. He said that the fitness room was expanded due to a gable and that the stairwell also expanded.

Mechanical Engineer, Dom Pannello of GGD gave a presentation on the HVAC unit that they were proposing for the building. The unit had four (4) major pots – heating, cooling, an air handling unit and a control system. He said that it was a more energy efficient system with hands free operation tied into an energy management system. Occupied and unoccupied schedules could be developed and set for years to come. Mr. Webber asked how many zones there were. Dom said that each room would be its own zone. Town Manager Haddad asked if they had used this system elsewhere. Dom said that they used it at the White Street fire station and a number of schools including one in Rockland. Town Manager Haddad asked what the life expectancy was for this type of unit. Dom said that the piping and duct work would last 30-50 years, the air handling system approximately 40 years if placed inside (less if it's outside); the chiller if it's outside 20-25 years and the boilers 25-30 years. Dom said that they were still looking at the numbers but there looked to be a 3 year return on investment. Chairman Januskiewicz asked if there was going to be radiant heat in the truck bays. Mr. Walter said yes with some vents.

Chris Garcia of GGD spoke to the committee about the proposed plumbing and fire protection for the fire station. He talked about the possibility of an additional fire hydrant at the rear of the building for training purposes and whether they wanted one installed. It was decided that they would leave it as a possible add/alternate for a later date. Mike Kinney asked if a tight tank was necessary for the apparatus bays. Mr. Garcia said that it was not necessary because an oil / sand separator was required. He added that one might be necessary for the decon area. Chief Bosselait asked if there were going to be spigots on the columns in the bays. Mr. Brown said that they were considering that.

Electrical Engineer, Joe Correau explained what they had proposed for lighting so far. LED light poles were proposed for outside which could be fully dimmed and controlled from the inside, interior lights were going to be fully recessed and low level LED lights were proposed for the bunk rooms. Fixtures 9-18" above the floor were planned for the second floor which could be turned off with a switch. It was suggested that the Groton School's exterior lighting be looked at as a good example. Chairman Januskiewicz asked if low level lighting outside could be on a

night and if during an emergency more light could be provided for the responders. Town Manager Haddad said that the lights could not be placed too low to the ground to ensure that they were not covered by snow.

Chief Bosselait asked if there was going to be cameras installed outside. Mr. Brown said that four (4) cameras were planned for outside. Chief Bosselait said that they needed an outside camera or telephone that could tie into dispatch, a radio box and exterior pull box placed outside also.

There was a discussion about whether or not diesel or natural gas was proposed to be used. It was decided that they would spec out a natural gas generator.

Elizabeth Lewis Structural Engineer from C & R explained that she had been working on adding six (6) columns in the garage bays in order to reduce the size of the beams and lateral loads. Chairman Januskiewicz asked if they could get measurements of the bays with the columns in place so that they could make sure there would be no problems with opening the truck doors. He suggested placing cones in a parking lot and actually pulling the trucks into the spots to make sure there was enough room.

Ms. Lewis said that they still may need to increase the roof load to be able to hold hooks and apparatus needed. She explained that the building was going to be steel framed which will speed up construction time.

Mr. Walter handed out a cost estimate sheet to the committee which showed where they were at for Town Meeting with conceptual design and where they were now with the schematic design. He said that the dollars per sqft were matching up even with the square footage increase. He also said that the numbers were estimated to be the average bid and not the low bid. Town Manager Haddad asked if they could see what the numbers would look like if they took out the additional 2,000 sqft. Mr. Walter said that they could put the air handling unit outside thus getting rid of the mezzanine and reduce the training tower to two (2) floors. Chairman Januskiewicz said that they use the three (3) story training tower all the time in Ayer. Mr. Walter also said that getting rid of some of the pitched roofs would decrease the costs but that would depend on the HDC and their feelings. Town Manager Haddad asked that they come back to the committee at the next meeting with a program around 7.5 million dollars.

It was decided that the next meeting would be held on Tuesday, July 10 at 9:00am.

Town Manager Haddad said that at the last meeting they had talked about hiring their number one choice for the OPM and Clerk of the Works. He said that after some discussion and negotiations, he thought they could save some money by hiring their own Clerk of the Works. The firm ended up pulling out of the deal. McGuire, the second choice, had received a negative reference. He asked if they were to start the interviewing from scratch, was it crucial to have an OPM on board now. It was decided that they would re-review the applications and meet with them all again to re-rank.

Mr. Bouchard moved to adjourn the meeting at 12:30pm. Chief Bosselait seconded the motion and all were in favor with a unanimous vote.

Respectfully submitted,

Dawn Dunbar
Land Use Assistant