

**BUILDING COMMITTEE
MINUTES SEPTEMBER 28, 2012
APPROVED**

Present: Jeremy Januskiewicz, Chairman; Val Prest Mike Bouchard, Clerk; Halsey Platt; Don Black

Absent: Steve Webber; Susan Daly

Also Present: Mark W. Haddad, Town Manager; Patrice Garvin, Executive Assistant; Don Walter and Allan Brown Dore and Whittier; Mike Josefek and Peter Kozcera, Architectural Consulting Group

Mr. Januskiewicz called the meeting to order at 9:00am.

Mr. Haddad updated the committee on the recent Planning Board meeting. Ms. Collette stated that the Planning Board urged that there be lighting of the property. Mr. Black had concerns with the Planning Board and HDC's position on lighting and asked if a letter could be given from Public Safety. Mr. Haddad stated that Chief Palma will submit a letter regarding public safety. Mr. Haddad also noted the retaining wall and the issues the abutters are having with it. Mr. Black asked what the cost of the wall would be. Mr. Platt suggested growing ivy on wall so it is not seen. Mr. Josefek suggested a different material to construct the wall. Mr. Platt stated that the Town did not want to be in a position of rebuilding the wall in so many years. Mr. Haddad referred to the Planning Board meeting and stated that the committee was in good shape with the Planning Board.

Floor Plan

Mr. Walter reviewed the changes in the floor plan due to circulation concerns. Mr. Haddad noted that the shrinking roof did not impact the program.

Mr. Platt moved to approve the current layout as presented on September 28, 2012. Mr. Bouchard seconded the motion. Motion unanimously carried.

Elevation of Building

Mr. Walter reviewed the elevations. Mr. Josefek asked about the top of the copula. Mr. Brown stated that they are still looking at roofs and will submit to the HDC once selected. Mr. Haddad noted that a completed application will be submitted to the HDC today.

Renderings with Landscape

Mr. Haddad has concerns with the size of the asphalt and recommended not use the drawing in submittal to the HDC. Mr. Brown suggested placing pavers in the driveway to break it up. Mr. Josefek stated that the paving is needed it's a public safety building. Mr. Brown pointed out the gravel edge and noted that it was needed for drainage. The committee chose renderings that will be submitted to the HDC.

Engineering and HVAC System Discussion

Mr. Haddad noted a differing of opinion on the HVAC system between the OPM and Architects. Dominick Puniello of Garcia, Galuska & DeSousa Consulting Engineer, Inc. reviewed the energy savings and the payback to the Town over time with a induction unit/active chilled beam system. The OPM recommends a standard forced air system. Mr. Platt asked what created the energy savings with the intricate system. The energy savings was in the hydrolic heating/cooling system rather than forced air. Less energy is used through water as to air and that is where the large majority of energy savings is for the Town. Mr. Platt asked why 7 units were needed. Mr. Puniello stated that the ducts work was still needed regardless of the number of units. Mr. Haddad agreed that 7 units were needed. Mr. Puniello explained how he got to 7 units. Mr. Bouchard asked if the number of units were increased if that saved money. Mr. Haddad asked if the committee went with the model Mr. Puniello was recommending then would the building have to be redesigned. Mr. Walter stated that a new plan would need to be designed. Mr. Haddad asked what that would cost. Mr. Walter stated it would cost \$20-25k.

Mr. Walter also noted a change in the bidding schedule. Mr. Prest asked about the roof framing and trusses in regards to both HVAC systems. Mr. Prest was concerned with weight and the need for larger trusses affecting costs. Mr. Puniello stated that regardless of system stronger trusses are needed. Mr. Kozcera stated that he has worked many years and recommended against the "exotic" newer system for HVAC. Discussion ensued regarding the two systems. Mr. Platt asked if there were local people to fix the newer system if it goes down and that he was having a hard time understanding the two systems. Mr. Platt was concerned of overbuilding and putting in a system that the Town did not need. Chief Joe stated that the newer system would work if he ran a 24/7 department. Mr. Puniello stated that the department not being 24/7 the savings would not show immediately. Mr. Haddad was unsure of delaying the bid to redraw the new system in and wanted to stay on schedule.

Mr. Platt noted the need for radiant heat. Mr. Prest noted that radiant heat may be hard to implement. The committee agreed keeping radiant heat in the plan was a must. The Committee also charged Mr. Puniello to find ways for the current system in the plan to be more energy efficient.

Bid Alternates

The committee discussed how to bid out certain items for the station. Mr. Haddad stated that the committee should put number 6 first (the entire second floor) then 3,4,5 (rooms on second floor). Number 3, the training room should be listed as a deduct alternate. The OPM was concerned that cutting with deducts is a concern because of where to stop and that an entire building should be built.

Mr. Black stated that the charge of the committee is to construct a facility that is going to carry the town for fifty years. Mr. Haddad noted that 7.5 is the max and the committee should not deviate from this amount. The committee directed the architects to continue on schedule. Mr. Haddad requested an itemized list for the budget. Mr. Haddad stated that the Stormwater committee review of the project went well. The following are upcoming meetings.

Planning Board 10/25

HDC 10/16

Building Committee 10/12

Chief Joe noted that he has been reaching out to the community to discuss the project. The final worked was from the OPM and they recommended not having the training room as an add/alternate because the public has an option to pick something apart which they may do. Mr. Prest suggested leaving the training room as is.

Meeting adjourned at 11:45am

Respectfully submitted,

Patrice Garvin,

Executive Assistant