

# Sharon Standing Building Committee Meeting Minutes August 12, 2014

## **SSBC Members**

Gordon Gladstone, Chair	Tony Branca	Richard Slater - absent	Colleen Tuck
Matthew Baldassari	Bill Croteau	Steve Smith	
Deb Benjamin	Rick Rice - absent	Roger Thibault	

## **Special Members**

Joe Bernstein, Police Chief	Eric Hooper, DPW Superintendent	Jim Wright, Fire Chief
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## **Other Attendees**

Kaestle Boos Team	Richard Marx
Kathy Wislocky - NSTAR	Ken Wertz
Silas and Nancy Fyler	Paul Lauenstein

### **1. Administration**

- a. The meeting of the Sharon Standing Building Committee was called to order by Chair Gordon Gladstone at 6:30 p.m. in the Town Hearing Room at the Community Center.
- b. Future Scheduled Meetings 8/26, 9/9, 9/23

### **2. KBA presentation on energy efficiency and sustainability strategies**

- a. A power point presentation was made to the Committee. The first slide reviewed the existing site plan and included the new DPW building, police and fire as well as civil defense option.
- b. The Police Operations and shared area overview on the lower level was discussed.
- c. The upper level housing the police and fire administration was reviewed.
- d. The auxiliary building plan which showed the civil defense option of 2,500 square feet was presented. The Selectmen are meeting on 8/19/14 to discuss this matter.
- e. The sustainable design overview was presented by Ben Monroe of KBA. Sustainable design features include storm water management on site, reduced parking, site light, pollution management and led site lighting. It discusses voc materials and materials with high recycled content and low carbon impact. Sustainable design included looking at indoor air and environmental improvements, reducing water use of low flow fixtures and rain water storage as well as consideration of photovoltaics and or geothermal systems which is under analysis now. Energy efficiency rebates

are available. High performance building envelope with air tightness and high R value was mentioned.

- f. Steven Karan of BER reviewed the option of four different HVAC systems needed for the operations. Each was compared on thermal comfort, initial cost, yearly cost, yearly maintenance and the pros and cons of each. Lighting and lighting fixtures were also discussed. Richard Marx of Daedalus commented that with the HVAC systems, you need to look at individual space comfort versus initial cost. Mr. Croteau wants to understand how each system is good for specific users with the police and fire departments. Mr. Branca suggested that multiple systems may be needed.
- g. Kathy Wislocky of NSTAR discussed working with the team to identify items with rebate opportunities for equipment and lighting. She focuses on helping municipalities with new projects.
- h. Steve Smith said we are not applying for LEED certification but understands that KBA is following the principals of LEED. Mike McKeon stated that the rules are now more stringent. With the new ratings the project will be at the certified level not silver level.
- i. Chief Bernstein stated he wants lights and a crosswalk on South Main Street so that pedestrians can access the station.
- j. The use of impervious pavers, and solar panels was also discussed. Mr. Wertz commented that impervious pavements cannot be treated with salt and sand.
- k. Ken Wertz commented that the lessons learned from the Middle School project are, the more components, the more advanced is the building. Make sure you estimate the total cost to run the building. You need a commissioning agent on board to model. Benchmark against the existing building and know it costs more money to run a new building.
- l. Chief Bernstein commented that the mixing of the police and fire departments together is a benefit as it allows for more cross training and more contact between the groups. Dispatch can be housed in one place. Chief Wright agreed that there are benefits to co-locating the police and fire departments together.

### **3. Meeting Minutes**

Mr. Croteau moved to accept the meeting minutes of July 15, 2014. Ms. Tuck seconded the motion. The Committee voted unanimously in favor.

Ms. Tuck moved to accept the meeting minutes of July 29, 2014. Mr. Smith seconded the motion. The Committee voted unanimously in favor.

### **4. Invoices**

a. \$46.52 - O'Reilly Lazer Repair 7/23/14

b. \$250.00 - The Weiner Company - builders risk policy.

- c. \$4,000 - Daedalus 1/1 - 1/31 DPW project
- d. \$4,000 - Daedalus 12/1/13 - 12/31/13 DPW project
- e. \$7,960.06 - Anderson Electric - 7/10/14
- f. \$1,374.28 - Anderson Electric - 7/10/14
- g. \$516.00 - Daedalus 6/26/14
- h. \$219,450.00 - Cape Building Systems through 7/30/14

All invoices were discussed and reviewed by the Committee. Mr. Smith moved to approve all invoices as discussed. Mr. Croteau seconded the motion. It was voted unanimously to approve all invoices.

**5. Adjournment**

The meeting adjourned at 9:05 PM (Tuck/Wright) – unanimous

Submitted:  
Rachelle Levitts  
Sharon Standing Building Committee

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(Gordon Gladstone)      Signature of Chair

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Date of Acceptance

NOTE: All Standing Building Committee minutes and attachments will be available for the public to read at the Standing Building Committee office located at the Community Center upon request.