

**Sharon Standing Building Committee  
Sharon Town Hall  
90 South Main Street  
Sharon, Massachusetts 02067**

**Meeting Minutes  
2/6/18**

**SSBC Members**

Gordon Gladstone, Chair	Robert Atwood <b>absent</b>	Richard Slater
Colleen Tuck	open	Steve Smith
Deb Benjamin	Rick Rice	Roger Thibault
Sara Winthrop		

**Special Members**

Tilden Kaufman, Police Chief	Matthew Baldassari	Jim Wright, Fire Chief
Ken Wertz		

**Additional Attendees**

Joe Sullivan DPI	Chandler Rudert Consigli
Kevin Paton BKA Architects	Todd Costa KBA
Steven Medeiros BKA Architects	Mary Bulso DPI
Steve Karan BER	Pete Gaudreau KBA
Dennis ihorawcy BER	George Ryan Samiotes Consultant

**Administration**

- The meeting of the Sharon Standing Building Committee was called to order by Chair Gladstone at 6:30 PM at the Public Safety Building.
- Future scheduled meetings: 2/20, 3/6, 3/13, 3/20, 3/27, 4/3, 4/10, 4/17, 5/1
- The Committee reviewed the schedule for the Construction Manager at Risk Services for the Sharon Town Hall Building as well as the High School OPM.
- With reference to weighting the criteria, Mr. Smith suggested that we should weight the 6 most important criteria and we may be able to get to a score of 100.
- The responses are already published as 1-5 and we can still change the weighting. Each member is an evaluator and must grade each of the respondents completely or MSBA will review the documents and make us redo.
- Updates-Change the HS shortlist from 3/13 to 3/20 and interviews to 3/27

**Town Hall Renovation Project**

- Mr. Paton provided the specifications for a 9 panel; 55 inch video wall at a cost of approximately \$50,000. It was a PRIMEVIEW PRV55SNG01UR. He stated it could be used for scheduling, providing building direction, postings as well as a screen to view meetings. Ms. Benjamin asked Mr. Baldassari to

ask his group to weigh in on the desire for this. It is striking and has a lot of great use said Mr. Rice but someone has to own it.

- Mr. Paton showed an updated visual of the proposed building with a second smaller cupola on the parking side of the building; making it two cupolas for balance. The Committee agreed they like the look but needed to evaluate costs. The zoning height is within approval at 50'. The general consensus is that we do not need 2 cupolas. The design review board may still need to review the design and height.
- Mr. Paton to check the brick sidewalk with Commission on Disabilities to ensure it is handicap accessible.
- Chair Gladstone requested Mr. Paton to insert where the home is on South Main Street into the footprint.
- George Ryan said after last meetings discussion, the preferred alternative is the onsite system. The design he showed was a conservative design because the soils have not yet been tested. He said the system would occupy a large part of the parking lot. He said it would be a 15,000 to 20,000 gallon tank.
- He is proposing an irrigation in town hall using cisterns on the roof to store rain water. Ms. Benjamin commented that this would make an excellent statement if we can afford the cost. With the cisterns, it is cleaned water once the contaminants are removed. Chair Gladstone asked that this be cost estimated. He also suggested that Town Engineer Peter O'Cain be contacted regarding his thoughts on this setup.
- Mr. Ryan said then when the new building is constructed, they will pipe the holding tank into a temporary line to feed to the existing sewer manhole into the existing system before the new absorption system is added.
- Landscaping will be last. He also suggested that the existing system be pumped before the project starts.
- With reference to the septic design, George Ryan said it is important to inspect before and after winter, all catch basins for cleaning.
- Mr. Baldassari asked if we can have regular infiltration system. Mr. Ryan commented that we need to make sure that we can remove the oil and sand in the parking lot. There is maintenance with all systems. With the design presented you are able to visually inspect this from the surface. Without recharge systems you will get pollutants.
- Ms. Benjamin stated that as we go forward she wants to ensure that the DPW is on board regarding maintenance requirements.
- Mr. Paton said the number of parking spots will be 39 and there will be increased green grass space as well.

### **Public Safety Building**

- Mr. Rudert stated that a change order for \$32,000 will be provided at the next meeting.
- Mr. Costa and Mr. Rudert discussed the ongoing heating issues in the dormitory and apparatus bay of the fire station. BER representatives were onsite to determine the problems. Mr. Costa said he wanted to approach the problem in a linear fashion.
- The temp difference between interior and exterior is much greater than similar heating systems in similar stations nearby.
- The system is designed to have full heat output to 0 degrees. It loses efficiency at temperatures below 0.

- BER said they along with Consigli, Snowden, HVAC, and others performed temperature checks with a short list of concerns. They found out that the fan coils are shutting off at night but energy recovery was still operating - so cold temperatures were coming in and not being heated on the way to the room. The suggested fix is for the heat pump to run continuously and never shut off or stay at low speed since this is an occupied building 100% of the time.
- It was asked if an energy model was run. Mr. Costa said he will find the comparison and look back at what the Town was expecting to pay.
- It was stated that 91 thermal camera images were collected on a 31degree day. There are several areas that are showing leaks. It was found that the attic was not built as designed as they are seeing a big heat loss at this location. There is no stud in the dry wall thus no depth. There are drafts in that cavity, so there will be a plan to address the leaks/fix by next week as per Mr. Rudert.
- Mr. Costa will get in touch with the commissioning agent to review the details of the findings today. Mr. Sullivan said he will look at the envelope reports to see if this had been identified.
- There was also a discussion about the heat loss at the front glass door and overhead doors and truck bay to determine if they need supplemental heat. It was asked what other FDs do about this issue.
- BER said as a fix to the problem with the pumps on the radiant floor, temperatures were turned up and pressure increased to move the heated water faster under the floor to prevent cooling off too much.
- They also stated that they increased the boiler temperature during a recent visit. They said they are working to make adjustments to the system. Mr. Rudert said insulation is needed where drafts were noticed.
- Mr. Rudert stated that to date, mostly investigations and coordination has occurred to identify the issues. They do not want to change too many things that might cover up a real issue.
- The Compressor room may still need a supplemental electric heater with Tstat. This was approved last meeting but held off to complete investigations
- Chief Wright stated that in the early cold temps last year, refrigerant was added by Mitsubishi to increase the charge. This helped with the interior temperatures. He agrees that the extreme low temps are the real issue and standard winter temps are holding comfortable inside. He said they put a thermometer in the compressor room after insulation was added but thinks supplemental heat is needed.
- It must be confirmed that the system is functioning as it should be by design.

### **Sharon High School RFS**

The Committee voted unanimously to approve the OPM RFS for the High School and authorizing its advertising.

### **Minutes**

The minutes of 1/23/18 were deferred to next meeting. Amending the minutes of 12/26/17 was deferred to next meeting.

### **Invoices**

Mr. Gladstone moved and Mr. Smith seconded the motion to approve all invoices. The Committee voted unanimously in favor of approval.

ATR \$2,977

Daedalus \$8,000

**Adjournment**

Through unanimous consent, the meeting adjourned at 9:15 PM.

**Attachments**

BKA Architects Sharon Town Hal Progress Summary

Commonwealth of Massachusetts application to use CM at Risk letter

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.