

Minutes of the PBCC Meeting of June 7, 2018

Bob Silk, Vice Chairman called the meeting to order at 7:30 p.m.

Present:

Bill Kinsman, Bob Silk, Ted Callahan, Chris Eberly, Bill O'Connor, Steve O'Connor

Cathy Carney, Purchasing Agent for Town of Norwood

Dominick Puniello and David Pereira of GGD Engineers

Ferzin Engineer

Jon Lemieux of Vertex

Wendall Kalsow of McGinley & Kalsow

Absent:

Jerry Hopcroft

Approval of Minutes:

Bill Kinsman made a **MOTION** and Ted Callahan seconded to approve the minutes of May 23, 2018. The **VOTE** was unanimous.

Invoices:

Bill Kinsman made a **MOTION** and Ted Callahan seconded to approve and pay the secretary for the week of May 23, 2018. The **VOTE** was unanimous.

Town Hall Renovations:

GGD Engineers gave a Mechanical Lifecycle Engineering Economic Analysis presentation. The existing 800AMP capacity is adequate but the panel is at full capacity and with any upgrades should be replaced. A full upgrade of the Emergency Lighting System is recommended using new EBUs and updating exit signs where required with new LED self-contained. The existing Fire Alarm System is adequate; with a Substantial renovation it should be replaced. An upgrade of

the fluorescent fixtures to LED is recommended. Cathy Carney indicated the Norwood Light department could do some of the retrofit lighting. When asked how much it would cost to update the whole building but they could not answer. The Knob and Tube type wiring is still in several areas of the building and needs to be replaced. The Town Manager wanted to concentrate mainly on the electrical system.

The HVAC Overview suggested replacing the Existing Steam Heating System and a High Efficiency Steam System is not available. Three options were given. Baseline: Water-Source Heat Pump System with Closed-Circuit Cooling Tower and High Efficiency Boiler Plant. Option 2: Chilled/Hot Water Coil Fan Coil Unit System with Gas-Fired Absorption Chiller w/Closed-Circuit Cooling Tower and High Efficiency Boiler Plant. Option 3: VRF System with Air-Cooled Condensing Units and High Efficiency Boiler Plant.

Wendall Kalsow addressed the Accessibility Requirements. The assessed value of the Town Hall is \$3,969,000 and 30% of the Building Value is \$1,190,700.

The 30% Construction Cost comparison to assessed valuation is the key threshold to determine which of two very different levels of accessibility will be required.

If less than 30% of Assessed Valuation and greater than \$100,000:

1. All the work which is being performed
2. An accessible Public Entrance
3. An accessible Toilet Room
4. An accessible Telephone (if a public phone is provided)
5. An accessible Drinking Fountain (if a public drinking fountain is provided)

If 30% or greater:

1. All public spaces including all public entrances must be accessible.

Only the Massachusetts Architectural Access Board can give variances to these requirements and only for the following reasons:

1. Technologically infeasible
2. Excessive cost compared to the public benefit

It is emphasized the Building be properly assessed. Cathy Carney mentioned the Town of Norwood is in the process of doing the 10yr revaluation.

Ferzin Engineer reported the overall consensus is the need for more storage and meeting rooms.

The question was raised about the Sprinkler System requirements. A 33% Construction Cost rule applies and the Fire Marshall has the final word.

Chris Eberly commented if all the components that were reported on were to be done it would be a multi-million dollar project in this economy and would not be approved.

McGinley & Kalsow will return in four weeks with a detailed report and space program.

Window leaks in Town Hall:

Ted Callahan met with two vendors and only one of them was willing to consider the project. The proposals that were submitted totaled \$45,000.

While examining the building it was also found that several more windows are now leaking also. During the discussion it was determined Gienapp Design should be asked to come out and look at the windows. Bob Silk will give them a call and see if they can have something prepared to present for the next meeting.

Election:

Bill Kinsman **Nominated** Bob Silk for Chairman for this next year, Ted Callahan seconded. Members were poled. The **VOTE** was unanimous.

Ted Callahan **Nominated** Bill Kinsman for Vice Chairman for this next year, Chris Eberly seconded. Members were poled. The **VOTE** was unanimous.

Other Business:

As of July all Town cell phones will be handled by the IT Department. The carrier will be changed to Verizon and some of the phones will be upgraded to Smart Phones.

Chapel Restoration:

The Bid schedule will be adjusted and Cathy Carney will work with Gienapp Design on it.

Motion to Adjourn:

Bill O'Connor made a **MOTION** and Bill Kinsman seconded to adjourn. Meeting adjourned 10 p.m.

The next meeting of the PBCC will be on June 21, 2018 at 7:30 p.m., in Room 11 of the Norwood Town Hall.

This is a true copy of the PBCC meeting of June 7, 2018

Linda Clarkin
PBCC Secretary