

PERMANENT BUILDING COMMITTEE
Minutes – February 22, 2012

Present: Chair Michael Melnick, Co-Chair Elaine Jones, William Braun, Thomas Scarlata and Associate Member Robert Morrison. Also present: Building Inspector James Kelly and John Porter.

The meeting was called to order at 7:30 p.m. at the Flynn Building.

Committee members introduced themselves to John Porter who has expressed interest in becoming an Associate Member of the Committee. Mr. Porter holds degrees in civil and structural engineering and he is employed with Simpson, Gumpertz & Heger, Inc.

Roofing Projects Copies of the Roof Infrared Moisture Scan and Test Cut Results prepared by Russo Barr Associates, dated February 14, 2012, were distributed. The tests were performed to detect the presence of moisture beneath the roof membrane to confirm the need for repair or replacement. The roofs tested consisted of the Nixon Elementary School (Roof Area Nos. 7, 8, 10 and 11); Fairbank Complex (Roof Area Nos. 3, 4 and 6 and Roof Area No. 2 at Pool area); and the Highway Office & Garage Building (Roof Area Nos. 2 and 3). The report indicates that moisture was detected within the underlying roofing materials at all 57 roof test cuts. At the Nixon School, 28 cuts reveal 11 areas of wet rigid board insulation with the rest being classified as damp. At the Fairbank Complex, 21 cuts reveal 12 areas of wet rigid board insulation with the rest being classified as damp. At the Highway Office & Garage Building, 10 of the 11 roof cuts show damp rigid board insulation, with the 11th cut indicating wet insulation.

Mr. Melnick distributed a cost estimation of the roofing projects for the purpose of the appropriation amounts to be made in conjunction with the motions on the Warrant Articles at the Annual Town Meeting. Recognizing that the roofing felt would need to be tested for hazardous materials, projected costs were included. Structural review costs were also included in regard to skylights and equipment load. A separate cost estimate was prepared for the Nixon Roof Replacement Article in consideration of the operational expenses required by the MSBA should Sudbury be invited into the MSBA Accelerated Repair Program.

It was noted that there are no requirements to increase the snow loading of the replacement roofs.

Natorium Project Mr. Kelly informed the group that he had met with Allied Engineering. Two alternate approaches were set forth in the Allied Report, dated February 10: 1) an air to air system similar to the present system which is worn out, and 2) a compressorized dehumidification system using a refrigerant. Of the two, Allied recommended the air-to-air type system with an air distribution system which would deliver dehumidified air to the West pool wall. Committee members reviewed specifications for equipment manufactured by Pool Pak International. The approximate cost of \$400,000 would be offset by a grant if approved at a maximum of \$250,000. The Energy Committee is preparing the grant application.

Meeting Schedule The next meeting will be called by the Chairs as necessary.

There being no further business for discussion, the meeting was adjourned at 9 p.m.
Respectfully submitted,

Elaine L. Jones