



Williamsburg Public Safety Building Committee
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Meeting Minutes
August 11, 2021
via Zoom

Members present – Jim Ayres; Dan Bonham; Amy Bisbee; Mary Dudek; Dave Mathers; Jean O’Neil; William Sayre;.

Members absent – Jason Connell, Fire Chief; Robert Reinke, Police Officer; Daryl Springman, Deputy Fire Chief; Denise Wickland, Chief of Police.

Associated participants present– Kevin Chrobak, Juster Pope Frazier Architects; Robert Todisco, Project Planning Professionals (P3); Dick Gukowski, Energy Committee; Jim Piermarini, Energy Committee.

Members of the public present – Charlotte Meryman; Phoebe Shaw; Dennis Hackett, The Reminder.

Meeting was called to order at 6:00 pm.

Review of Minutes: Minutes from July 21 and July 28 were accepted with corrections.

Discussion with Williamsburg Energy Committee: Mr. Chrobak had preliminary discussions with Mr. Piermarini of the Energy Committee and Tom Crodo from National Grid.

The Energy committee chair, Mr. Piermarini, reached out to Tom Crodo at National Grid to make sure the town is getting all of the technical and engineering support available through National Grid. He also reached out to Mark Rubinski, the regional Green Communities Coordinator at the Department of Energy. He found that some technical grants may be available in September.

The Energy Committee has made recommendations and goals that are in the spirit of meeting the climate goals of becoming net zero carbon by the year 2050.

- Find the cost to make the building PV ready via the electrical infrastructure.

- Try to eliminate all fossil fuels from the building. Variable Refrigerant flow/heat pump technology is already under consideration. The radiant heat slab is currently slated to be fueled by propane. The committee would like estimates for using air to water heat pumps, as well as maintenance costs.
- If the 2030/2050 carbon reduction goals get more aggressive, then some systems would have to be retrofitted, which can be costly.
- Maximize insulation to the most financially feasible limit. Look closely at SIP panels.
- Make sure the ventilation system is efficient.
- Investigate funding for Electric Vehicle charging stations. There is utility funding available for these.
- Reduce the height of ceilings and windows in the building.
- Look into recycled steel roofing. It is more expensive at construction, but has a longer life span and a lower carbon footprint.

A question was asked about the existence of a commercial standard for insulation. That question will be sent to Energy Committee member Adin Maynard, who has experience in the field.

Mr. Chrobak stated that the Energy Committee's recommendations will be integrated into the Design and Development estimates, so that there will be cost comparisons for the various options. He has some concern about SIP panels because they are prone to moisture damage if not installed correctly. Not all contractors have experience with the panels. However, there could be benefits as well, because the General Contractor could hire out the labor to someone with the correct skills.

Mr. Gukowski replied that stick construction has the same moisture issues. Labor costs could be high with the lap siding, vapor barriers, moisture barriers, number of plywood sheets, material waste. He also had a number of concerns about the number of breaks between the warm and cold zones, as well as suggestions on how to reduce them.

- One bathroom is in the cold zone.
- Opening between ready room and the administrative area.
- Two separate building entrances for police and fire. Is that necessary?
- The front of the building, the north side is high, with lots of glass.

Mr. Chrobak's responses are as follows:

- That separate bathroom is a decontamination room.
- The high north side is necessary to maximize the south roof to allow for 200 solar panels. It also allows a smooth transition to Sally Port roof.
- He is not willing to do a SIP system without a waiver of liability due to the requirement to accept the lowest bidder, who may not have the skills to install properly.

Options will be looked at, but much of the design came from specific requests from the Police and Fire departments. Mr. Chrobak and Mr. Todisco will address the specific concerns in bullet points at the next meeting. In addition, the budget will be restrictive and may not allow for the best, most efficient options. A request was made by Mr. Piermarini to consider life cycle costs: first, last, and on-going. Initial ideas will go to the estimator within the next two weeks.

The Energy Committee's input has been sent to the engineering team. The engineering ideas will be sent to Tom Crodo for his input on potential incentives.

Community Outreach:

There was a discussion about the difference between the Public Safety Building Committee and the original OPM Committee whose main function was soliciting public input and coming to an agreement about the site and town funding. Community input is still valued, but most of the building design will be determined by the budget and the needs of the Fire and Police Departments, the end users. The planning is no longer in the preliminary phase, and it is important to be clear about what is or isn't open for discussion. In addition, there is a concern about publishing plans until they are finalized because the budget may force changes. The Committee needs a page on the town website as soon as possible to facilitate communication and share finalized plans such as the site plan. The website will be discussed with the Town Manager.

A motion was made to commit to community outreach. It was approved unanimously. A community outreach working group will focus on outreach and report back to the full committee at each meeting. Jean O'Neil, Bill Sayre, and Amy Bisbee volunteered to serve. The first task is to review and approve the newsletter for distribution approve a draft newsletter for distribution around town and online.

Review of plans and request to move forward with cost estimates:

Kevin Chrobak reviewed the previously approved site plans, the current floor plan, and two versions of elevations as the frame of reference for a request for approval to submit plans to the estimators.

Some changes were made in response to feedback from the Energy Committee. Floor plans affect elevations and vice versa. Other points that were made were

- The roof line height is necessary to accommodate the bay doors.
- The continuous roof line for the sally port is advisable because it eliminates valleys and breaks, as well as provides more area for solar panels.
- Pre-painted siding will reduce maintenance and painting costs.
- The siding comes in twelve foot lengths, will be cut to six feet and installed with no waste.
- The batten system allows for blind nailing, cuts costs, and breaks up the

horizontal nature of the siding.

- The windows are designed to mimic the bay doors and make the building feel more to scale. The windows would require a 14 foot ceiling height in the offices. This height caused some concern for energy efficiency. Mr. Chrobak will provide an alternative with smaller windows and 11 foot ceilings.
- Though glass bay doors may be less energy efficient than solid insulated doors, most heat loss is from the perimeter seals. Mr. Chrobak feels that glass doors look better and would bring in natural light, making for a more pleasant work environment. A concern was stated about privacy for workers, and light bothering neighbors. Mr. Chrobak's response was that the light would be minimal and soft. He will speak to the fire department about their preferences.

Some changes have been made since the last meeting. These include:

- Reorientation of windows on the west elevation
- The addition of a 45-foot antenna on the eastern side
- The addition of two windows on the eastern side to bring in light and break up the facade
- A decorative circular window was added to the west gable.
- The circular town seal was placed on the front facing gable, mimicking the western window, above a sign with the name Williamsburg and the Fire and Police department seals. A sign stating "Hope and Empire Fire Companies" is on trim board above the bay doors.

A few variables that will be addressed by the estimators for later discussion are:

- One vs. three trench drains in the bays.
- Pre-painted fiber cement siding vs. cedar siding, due to concern about possibility of failure of cement boards.
- Asphalt roof vs. recycled steel roof
- Glass bay doors vs. solid doors, vs. solid doors with vision panel.

It was pointed out that maintaining buildings has not been a priority for the town, so the lowest maintenance options would be advisable.

A request was made for copies of the Energy Committee recommendations to be shared with committee members.

Mr. Chrobak shared pictures of other projects using similar construction techniques with variables such as glass vs. solid doors, asphalt vs. metal roof, and white vs. dark trim. The final details will be decided at a later date, but for now he asked for approval to send plans to the estimators so the committee will have the information needed to move forward. Though no representatives from Fire or Police were present, the committee members present agreed that no substantial changes were made and plans had been

made available to all parties. A motion was made, seconded, and approved unanimously to send plans to the estimator.

Demolition Schedule:

Mr. Todisco reported that P3 is still in the research phase of the PCB scope. They are reaching out to other professionals in the field. It is definite that some amount of brick will need to be remediated. A probability screen test may be performed which would provide some insight, but could not be used for a regulatory determination. They still recommend combining the abatement and demolition bids, but the question remains whether to do the testing up front or to let the contractor handle the uncertainties, requiring the town to be open to negotiating change orders. A unit price request is possible but creates the risk of lowest bidder having a much higher unit price than the second bidder. P3 is not ready to put out bids, which affects the overall schedule, but they are hopeful that bids requests will be ready by mid-September.

Discussion about how agendas are created:

Mr. Chrobak sets the agenda in communication with Town Administrator Caccamo. Committee members can email Mr. Caccamo or Mr. Mathers with any items or questions at least 48 hours before the next meeting.

Public Input:

Charlotte Meryman expressed a concern about salvaging material from the Helen E. James building before demolition. She shared that members of the public are concerned about the waste and loss of vintage fixtures and hardware. It was explained that contractors recycle and sell salvage, and this expected income affects their bids. There is also an insurance issue around having people inside the building. It was agreed that it is important to let people know about this process. A FAQ platform is important. The Outreach Committee will work on that.

Next meeting: The committee will meet again in two weeks, on August 25.

Documents used:

- Site plans, floor plans, and elevations
- Recommendations from the Energy Committee
- Minutes

Meeting was adjourned at 8:14.

Respectfully submitted,
Melinda McCall