

IN BOARD OF SELECTMEN
EMERGENCY MEETING
THURSDAY, MAY 8, 1980

Present: Chairman John E. Murray, Anne W. Doanld, William J. Cossart.

Notice having been made, the emergency Selectmen's meeting was called to order at 9:10 p.m. by Chairman John E. Murray.

Meeting with the Permanent Building Committee - Request for Town Meeting

Present: Chairman D. Bruce Langmuir, Michael Melnick, William Wood, Permanent Building Committee; Joseph D. LoPresti, Superintendent, Sudbury Schools.

Chairman Murray noted receipt of a letter from the Permanent Building Committee (PBC), dated May 6, 1980, requesting that a Special Town Meeting (STM) be held during June 23-25 for the purpose of funding energy studies for municipal and school buildings and repair and/or replacement of Horse Pond and Fairbank Schools' roofs.

Chairman Murray stated that he himself would hesitate to call an Emergency Town Meeting until it was established that there was a genuine emergency, or a STM without engineering studies having been done, since he assumed from the Town Meeting statement made by Town Accountant John Wilson that, although the articles for the studies were voted by Annual Town Meeting (ATM), no funds could be expended until July 1, 1980.

Dr. LoPresti replied to a question from Chairman Murray, relative to whether an emergency existed, that Fairbank would be opened as a school building in the fall (the final decision on closing schools would be made in September) and would be used for at least one full school year. If it became necessary, use of a particular classroom could be avoided, although it would be better from a safety point and a time factor to do the work when there are no people in the building. He stated that something must be done now that would allow the school to function.

PBC Chairman Langmuir stated that the engineering studies are already being done for the roofs and the committee will be ready to proceed with the roof work on July 1 if it is funded by STM.

Mr. Melnick added that the Committee has not yet received feedback on the soundness of the structures or recommendations on repair or replacement.

Executive Secretary Richard E. Thompson clarified the question of the timing for expenditure of funds for the engineering studies voted by the ATM by explaining that Mr. Wilson had obtained his information prior to ATM from a staff person in the Bureau of Accounts which was later contradicted by another staff person in the Bureau after ATM. Town Counsel had stated that it was his opinion that available funds could be spent prior to July 1 and Mr. Thompson suggested that he could ask Town Counsel for his opinion in writing that the expenditure was allowable.

Mr. Melnick reported that Gale Engineering had been selected to do the study by the PBC and had been given a letter of intent approved by Town Counsel. The cost of \$7,800 was broken down as follows:

- Roofing Studies, Fairbank and Horse Pond Schools - \$2,600
- Design Phase
 - Fairbank School - \$2,600 maximum
 - Horse Pond School - 2,600 Maximum

Mr. Langmuir, in urging the Selectmen to consider calling a STM for June 23-25, pointed out that, because scheduling work can be difficult for many firms at this time of the year, the Committee is proceeding now to interview firms to perform energy audits in preparation for the STM vote on the funding for the same; also, the PBC would have bids in hand for the roof work articles by STM. He also noted that an earlier starting time would allow more energy savings if completed before the heating season. The Committee plans to award bids for repair or replacement of the roofs on or about July 1, 1980.

Mr. Langmuir reported that the Finance Committee unanimously voted a transfer from the Reserve Fund for preliminary energy audits in the amount of \$2,800 for municipal buildings and that the School Committee had also taken a vote to conduct preliminary energy studies, funding method to be determined. The preliminary audit consists of a walk-through and simple calculations which will be done by STM. The energy study, eligible for 50% reimbursement, will be performed by an energy firm which will also write the application; this phase will be completed by the end of November.

Mr. Langmuir stated that the technical audits articles would be submitted in the amounts of \$25,000 for school buildings and \$6,000 for Town Buildings, but that the numbers would be refined after interviews with various firms closer to STM. Mr. Langmuir explained his rationale for listing the school energy study articles separately to make it easier for deletions if voters were reluctant to fund all.

Chairman Murray stated that he was opposed to this method of presentation because the idea should be conveyed that all buildings, whether in use or not, are assets which are owned by and have to be maintained by the Town. For presentation purposes the PBC should have incremental costs of all buildings documented; the voters can still make deletions, if they choose, from one comprehensive article.

Mr. Langmuir, Mr. Melnick and Mr. Wood concurred with this approach and it was noted by Mr. Langmuir that the bids will be requested to be submitted both as a whole and in parts.

After discussion, all agreed that there would be two roof study articles and one energy study article encompassing all Town buildings, i.e., school and municipal.

Mr. Langmuir noted that LSRHS District Committee was also in the process of interviewing firms for energy work and wondered whether there should be cooperation in these endeavors.

In reply, Chairman Murray stated that the LSRHSD has monies to proceed up to the capital expenditure phase of the program; therefore, there is no need to coordinate efforts.

After discussion, the Selectmen agreed that they would call a STM for June 24, after verification from Town Counsel, in writing, of the appropriateness of the expenditure of funds prior to July 1, 1980 for engineering studies as voted by ATM.

On the subject of the Police Station addition and renovation, Mr. Langmuir stated that the PBC had drafted a letter of intent for Kubitz & Pepi to proceed and hoped that Town Counsel would approve it and the contract within the next few days so that they could get in the ground before winter and since the \$525,000 price was based on starting construction this fall.

Chairman Murray suggested a pre-bid conference be held to include the Police Chief to decide on scheduling and suggested further that the front landscaping be removed in preparation and a parking area be designated.

Mr. Langmuir stated that it was the intent to do the leaching system first and that both the Young and Vana property adjacent had been offered for parking.

Mr. Langmuir reported that in conjunction with the energy studies, it was suggested that there be one person appointed as an Energy Conservation Manager for Town Buildings to oversee consumption of all forms of energy - heat, water, electricity, etc. - and to assist the consultant firm in the energy audit and implementation of audit recommendations. The schools have nominated John Welch for the School buildings.

Mr. Thompson replied that traditionally the Building Inspector is responsible for energy matters affecting Town Buildings and should be named the Energy Conservation Manager for the Town; however, it was noted that the Fire Chief would continue to be responsible for his Department. The Board was in agreement.

There being no further business, the meeting was adjourned at 10:15 a.m.

Attest: _____
Richard E. Thompson
Executive Secretary-Clerk