

Meeting Notes from *Fairbank Study Committee*

Date: **April 11, 2014**

Location: DPW Conference Room

Task Force Members in Attendance	Others in Attendance
Bob Haarde (Sudbury Board of Selectmen) Jack Ryan (Chair of Task Force, Sudbury Council on Aging, PBC Subgroup Member) Jim Kelly (Sudbury Facilities Director, PBC Subgroup Member) Dick Williamson (Park & Recreation, PBC Subgroup Member) Bob Armour (SPS School Committee) Bob Stein (Finance Committee) Sarah Troiano (at large, PBC Subgroup member) Rick Johnson (at large) Greg George (at large)	Mike Melnick (Chair, Permanent Building Committee (PBC)) Craig Blake (PBC)

Agenda / Discussion Items

- Meeting convened at 6:30pm
- Reviewed Tom Scarlatta's, letter outlining bh+a's recommendations which include:
 - acknowledgement that it does not make financial sense to replace the roof; that it is more cost effective to replace that entire portion of the building than to repair the roof and bring it up to code.
 - recognition of the need to continue with repairs for the foreseeable future (next 3-5 years or more) until the time when the building is replaced.
- Sarah Troiano made a motion to accept the letter and its recommendations.
- The motion passed unanimously with all 9 Task Force members voting for it.
- Jim Kelly provided a detailed update on the history of the roof since last year's Town Meeting and the current status of the roof:
 - This winter there were several leaks including in the voting area, kitchen, hall and locker room.
 - Scans were completed on the roof by Proscan.
 - ¾'s of the areas identified on the scan as having wet insulation have been addressed; only remaining area is around the HVAC location.
 - \$15K of the \$50K allocated at Town Meeting 2013 have been spent on scans and repairs.
 - Russo Bar was hired to identify go-forward options (available in the Russo Bar report)
 - One option is to strip all the seams; Russo Bar estimate is for \$140K and life of 5 years.
 - Option 2 is to remove the top layer of EPDM roofing and insulation and go over original built-up roofing, this estimated cost is \$431,868.

- Jim Kelly is also getting a proposal from a coating service provider that will outline 3, 5 and 10 year options.
- Jim Kelly also shared his recommendation going forward:
 - Goal is to keep the roof safe.
 - Recommends that we move forward with the seam work proposed by Russo Bar.
 - Recommends that we ask the Town for \$100k in order to fund this; the placeholder Article for Town Meeting would be modified to reflect this request.
- Other Task Force members then had the opportunity to ask questions and respond to the recommendation.
 - Questions included a request for a Scan Report summary, what would the process be if the funding was not approved and whether we should be asking for more money.
 - Task Force members conveyed confidence in Jim Kelly's assessment and recommendation.
- Bob Armour made a motion to vote on whether the Task Force supports the direction as outlined by Jim Kelly and the Town Meeting Article as proposed.
- The motion passed unanimously with all 9 Task Force members voting in support of the proposed direction and Article.
- Discussed need to regroup with bh+a on next steps for the Feasibility Study
- Meeting Adjourned at 7:30pm.

Decisions / Follow-up Items

- Motion to accept bh+a recommendations approved unanimously.
- Motion to accept Facilities Director's recommendations approved unanimously.
- Jim Kelly and Jack Ryan to edit the Article for Town Meeting as voted on.
- Jim Kelly to provide a summary of the Scan Report.
- Subgroup to facilitate next steps with bh+a on the Feasibility Study.