

PERMANENT BUILDING COMMITTEE
Minutes - May 4, 2006

Present: Co-Chairs Bruce Ey and Elaine Jones, Craig Blake, Michael Melnick and Frank Schimmoller. Also present: Architect Gregory Carell, Town Manager Maureen Valente, and D. Bruce Langmuir.

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

Minutes The minutes of the November 28 and December 7, 2005 and the minutes of January 14, February 9, February 15, and March 25, 2006 were tabled.

DPW Project Ms. Jones reported that Patricia Sutliff, an Environmental Engineer from the Massachusetts Division of Occupational Safety conducted an investigation of air quality issues at the DPW on February 22, at the request of an employee, and issued a report was dated April 5, 2006. In response thereto, information and comments concerning corrective action were provided on May 2, 2006, to the agency by Architect Maury Wolfe, Engineering Consultant Bruce MacRitchie, DPW Director Bill Place, Building Inspector Jim Kelly with assistance from several PBC members. The report has been disseminated to the various offices and the response will also be made available.

To Ms. Valente's question in regard to having another investigation at a later time by another State agency, Mr. Blake opined that since there have only been a few studies regarding diesel fume health effects, of which none are specific to the DPW situation, it is better to proceed with the mitigation efforts we have undertaken and, more specifically, to ensure that the garage is negative in pressure to the office building. It is his belief that experiencing a fume free office environment will go a long way in reassuring the staff.

Ms. Jones informed the members that she expects Alpha billing to require use of some of the funds designated as general contractor balance.

The Committee was in agreement with Mr. MacRitchie that the proposal received from Alpha to install two VFD's and four NO2 detectors interlocked with the two clerestory fans is not cost effective.

The Committee is still awaiting the Sequence of Operations from Mr. MacRitchie and, once the Alpha work is complete, expressed its desire to have Mr. MacRitchie conduct a systems test.

Police Station Feasibility Study Project The Committee welcomed Mr. Langmuir, a former member and former Chairman of the Permanent Building Committee, who has volunteered his services to inform and to work with the Committee regarding incorporating the LEED (Leadership in Energy and Environmental Design) program in the design of the new Police Headquarters. Mr. Langmuir distributed material to members for their information and urged that the Town of Sudbury adopt this program, citing not only energy savings, but water use, operations and maintenance, and health benefits.

Mr. Ey reported that the results of the percolation testing of the proposed site are unknown at this time.

In regard to the relocation of the road, Ms. Valente suggested that the easement documents be researched prior to engineering a new roadway which she was told must be at a specified width according to the documents.

As to whether the DPW would provide services of any kind relative to the proposed construction, it was voted that all services would be performed by the General Contractor, including the road relocation.

Mr. Carell provided an update as to work performed to date much of which involved input from the Chief, and from the officers themselves through means of a questionnaire. Needs have been documented and a scope has been established which has been translated into the preliminary floor plans.

Mr. Carell presented a Project Budget Worksheet, Space Program, and floor plans to facilitate his presentation and discussion. The preliminary cost projection is \$8,255,563 total project. Construction costs are estimated at \$6,697,152 (19,328 s.f. at \$330/sf and including a 5% contingency).

A summary was presented and discussed as follows:

- No building connection with the Fire Headquarters is planned because of security concerns;
- Shared Police/Fire dispatch will be located within the new Police Department;
- A large meeting room is intended for training (Police & Fire), EOC, as well as community use (use of a sloped floor will be a subject of continued discussion);
- A separate area for storage located in a carriage shed on site is intended to be shared;
- A fitness area can not be shared with the Fire Department because of security issues;.
- Masonry interior and exterior walls are required;
- The number of room areas are experience driven and designed to meet circulation requirements.

In regard to the space allocations, Chief Fadgen stated that there are three day Sergeants and one night Sergeant at the present time, but that six are projected for the future. As to the number of lockers, it was noted that lockers must be available for both women and men officers; therefore, the numbers of lockers are more than required for the makeup of the present force. The plan for the station incorporates future growth within the building.

The Committee members expressed their desire to visit other stations comparable in size to Sudbury's projection. Mr. Carell suggested Hopkinton and Grafton.

As to the projected timetable, it was noted that we will need the building design and models for presentation at the Annual Town Meeting and wish to have them available for community presentation prior to that time.

In response to a question as to how comfortable Mr. Carell would be with having a green building concept as a design consideration, Mr. Carell expressed his belief that it would be a good selling point. Mr. Carell informed the group the both his mechanical and electrical engineers are LEED certified, and although he is not presently LEED certified, he is knowledgeable.

Citing his knowledge of consultants involved in LEED building certification, Mr. Blake opined that if there are no grants involved with this project, there is no monetary reason for certification itself. The certification program requires a great deal of documentation and tracking of material which in and of itself would be costly. It was also noted that Police Stations have special requirements which do not lend themselves to all LEED design aspects. The consensus of the Committee was that use of green materials and equipment would be evaluated where they could be appropriately accommodated in the design, but that LEED certification was not warranted.

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

There being no further business, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Elaine L. Jones