

PERMANENT BUILDING COMMITTEE
Minutes - January 30, 2007

Present: Co-Chairs Bruce Ey and Elaine Jones, Craig Blake, Michael Melnick, Thomas Scarlata and Frank Schimmoller.

The Committee members attended the Board of Selectmen's meeting at 7:00 p.m. in the lower Town Hall for purposes of discussing the status of the project, including costs, and the inclusion of green building construction methods and materials. Mr. Melnick and Mr. Carell made a similar presentation to that made before the Finance Committee on January 29, 2007. The Selectmen expressed their approval and support of the project.

For minutes, see Board of Selectmen minutes attached hereto and made part of this record.

Respectfully submitted,

Elaine L. Jones

IN BOARD OF SELECTMEN

January 30, 2007

New Police Station Construction

Present: Michael Melnick, Permanent Building Committee member, Greg Carell, Architect for The Carell Group, Carol Hannauer, Earth Decade Committee President

Mr. Melnick briefly updated the Board on discussions held between the Permanent Building Committee (PBC) and the Earth Decade Committee (EDC) with the architectural firm regarding designs for construction of a "green" Police Station. Mr. Melnick reported that he and Greg Carell have immersed themselves in learning about the Leadership in Energy and Environmental Design (LEED) performance criteria and requirements. Both men became LEED certified this past year. He also briefly summarized some aspects of the certification process.

Mr. Melnick explained that after much consideration, the PBC has determined that full LEED certification will not be pursued for the new Police Station, since sufficient Town funds and personnel are not available at this time to fund the ongoing operational and maintenance costs of those efforts. However, he did report that the design construction will incorporate as many passive green features as possible, such as the inclusion of additional insulation and the installation of thermal pane windows. The PBC has discussed its conclusions and recommendations with the Capital Improvement Planning Committee and the Earth Decade Committee, and both have concurred with the resulting conclusions.

The design architect, Greg Carell, distributed a LEED Project Checklist, which highlighted the green design and construction features that are achievable for this project. He explained that due to financial constraints, high technology items such as geothermal systems and windmills will not be pursued at this time. However, it was noted that the slope of the roof will be designed in such a manner as to accommodate solar panels in the future.

Vice-Chairman Drobinski commended the PBC and the Carell Group for incorporating into the design as many environmental and energy-efficient features as possible, within the budget constraints. He also thanked the PBC and the EDC for working together in such a productive manner to evaluate this information.

In response to a question from Selectman O'Brien, Mr. Carell stated that in the event of emergencies the new Police Station will be self sufficient with a generator, which will completely service both the Police and Fire stations. The power supply for the generator will probably be diesel.

Bruce Langmuir, 9 Bent Brook Road, addressed the Board to emphasize the tremendous future benefits which can be gained from the use of "green" technologies. He noted that studies have indicated that personnel productivity and health benefits reaped from good indoor air quality and design features, along with energy savings, could equal approximately a million dollars over 20 years.

Carol Hannauer, 48 Old Lancaster Road, President of the Earth Decade Committee, also took this opportunity to thank the PBC, the Finance Committee and the Board of Selectmen for the exceptional and earnest work done to consider the use of as many technologies as possible, within the existing funding constraints.

Eric Richard, 363 Maynard Road, also noted that by incorporating many of these LEED standards into the design now, the Town positions itself well for future grants for renewable

energy sources. Many grant programs acknowledge and reward the inclusion of such design elements when allocating funds.

Town Manager Valente asked if the items highlighted on Mr. Carell's checklist have already been priced into the cost estimate for the project. Mr. Carell responded affirmatively.

Chairman Keller thanked everyone for the report and added he is pleased that so many groups have reached consensus on these plans.

PERMANENT BUILDING COMMITTEE
Minutes - January 29, 2007

Present: Co-Chairs Bruce Ey and Elaine Jones, Craig Blake, Michael Melnick, Thomas Scarlata and Frank Schimmoller.

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

Minutes The minutes of December 14, 2006 were approved. The minutes of July 12 and September 19, 2006, and January 3, 2007 were tabled.

Police Station Project The Committee discussed the proposed presentation which will be made by Mr. Melnick and Architect Greg Carell before the Finance Committee this evening. Mr. Melnick noted that while there is no specific dollar amount allocated to green building construction, green technology is included in the total construction budget. This will include passive measures and many of the LEED certification measures for site, energy savings, water use, and materials (see topic in "Sudbury Police Headquarters Space and Feasibility Study", by The Carell Group, Inc., dated January 25, 2007). As examples, Mr. Melnick explained that the building will be oriented correctly and the roof will be pitched to accommodate photovoltaics at a later date. Also, the piping will provide for later installation of a geo-thermal system, if desired.

Mr. Melnick informed the Committee that the Earth Decade Committee is supportive of the project as stated and will go on record as to its support.

Ms. Jones reported that Town Manager Maureen Valente has scheduled a discussion of "green concepts" and the project in general for the Selectmen's January 30 agenda.

The Committee continued its meeting to attend the Finance Committee meeting for the presentation.

Meeting Schedule The Committee will attend the Board of Selectmen's meeting on January 30, 2006. Thereafter, the next meeting will be called by the Chair as necessary.

There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Elaine L. Jones