

PERMANENT BUILDING COMMITTEE
Minutes – April 2, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Thomas Joyner and John Porter. Also present: Facilities Director James Kelly. Meeting taped by Andrew MacEntee.

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

Minutes The minutes of the January 24 and February 5, 2013 meetings were approved.

MSBA Nixon Roof Project Mr. Melnick reported that the site visit was attended by twenty persons and that six bids were received at the bid opening on March 28 with the base bids ranging from \$538,000 to \$745,000 (\$620,000 engineer estimate). The Project Manager has been authorized to check the DCAMM qualifications. It was noted that the low bidder, Silktown Roofing, Inc., at \$538,000, received a 94 average rating evaluation over 48 projects and has a single project bonding limit of \$12M +. It was noted that Silktown had provided two of the Town's forms (Tax Attestation and Certificate of Corporate Bidder) on March 28 after the bid opening and SRC Roofing, Inc. has made inquiries concerning this fact. Mr. Melnick will request confirmation from Town Counsel that this represents an informality which can be waived.

It was explained that there were two alternates included in the bid. The first being an add alternate for re-pointing of the existing masonry chimney at Roof #2, and the second being a deduct alternate for an alternative roofing product suggested by ICON Architects which was rejected by the PBC.

It was on motion voted unanimously to award the contract to the low bidder, Silktown Roofing, Inc., of Manchester, CT, in the amount of \$742,775 inclusive of Alternate 1, re-pointing of existing masonry chimney at Roof #2, said sum comprised of the base bid of \$738,000 and the Add Alternate price of \$4,775. The award is subject to an opinion from Town Counsel on the waiver and resolution of any resulting bid protest .

Natorium and Roofing Project – Fairbank Complex Mr. Kelley reported that the Energy Recovery Ventilator (ERV) unit is installed on the roof with a great amount of cooperative effort by Capeway (roofing) and Hall (ERV unit placement). The only roof work remaining consists of gutters, ladders, and metal edging.

The pool was closed only two mornings for a total of 8 hrs. in connection with the installation. Wiring replacement is being performed. The expenditure of \$2,500 for an auxiliary gas heater with exhaust through the roof or use of a strip electric heater set at low was considered with the latter approach determined to be the best option to keep the mechanical room temperature at 50 degrees. It was suggested that Allied be consulted also. It was recommended that Mr. Kelly obtain a proposal for a manual glycol feed installation.

It was noted that work is expected to be finished in a week and that a Commissioning Agent is required by the manufacturer for the ERV unit. The boilers will be started prior to the ERV unit being activated.

Town Hall Study Mr. Kelly reported that questionnaires have been distributed to the various Flynn Building departments/offices proposed for relocation to the Town Hall upon its renovation. BH+A is also examining the existing conditions at the Town Hall.

Fairbank Master Plan Study and Roof Article Mr. Kelly reported that a grant application has been submitted to the Sudbury Foundation by the Fairbank Task Force for partial funding of the Master Plan study appropriation of \$75,000 to be requested under Art. 17 of the 2013 Annual Town Meeting (ATM) Warrant.

The Committee expressed its consternation that the roof replacement is continually delayed with the cost escalating in each year. While the Committee considers the \$50,000 requested in Article 18 most likely to be sufficient for interim repairs, it does not consider this approach to be prudent. Committee members expressed their belief that the building portion under discussion will be found to be essential to the program accommodations anticipated in an enlarged Community Center if and when built, and that the five classrooms utilized by the Sudbury Public Schools in that wing are certainly necessary for that use until such time.

Mr. Kelly noted that at present there is no Town funding mechanism to augment the grant proposal for the Master Plan or for the \$50,000 for roof repairs.

Police Station Mr. Melnick informed the committee that Mr. Carell has updated and refined the interior layout of the 14,540 s.f. plan in consultation with the Police Chief and has updated the schematic design cost estimate (preliminary) to approximately \$7.4M, up from the 2010 project cost estimate of approximately \$6.7 M (borrowing costs not included in either estimate). It was noted that increases in materials, implementation of the Stretch Building Code, and changes in environmental regulations have impacted the cost. Approval from the Finance Committee of \$7.5M in funding has been received and the Capital Improvement Planning Committee (CIPC) is also supportive of the project.

There will be another open house on April 17, from 5 to 7 p.m. and a Public Forum is being arranged.

Mr. MacEntee requested clarification on several issues involving the Blue Ribbon Committee Report, for example the meaning of “structurally sound” and “functionality” in relation to the existing building. Committee members responded to Mr. MacEntee’s questions.

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

There being no further business for discussion, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Elaine L. Jones