

PERMANENT BUILDING COMMITTEE
Minutes – August 26, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Gifford Perry, and Tom Joyner. Also present: Facilities Director James Kelly; Selectman Charles Woodard, and Joe Sziabowski.

The meeting was called to order at 7:30 p.m. at the DPW Conference Room. Joe Sziabowski, an architect and a member of both the Police Station Blue Ribbon Committee and the Fairbank Community Center Task Force, was introduced as a prospective Associate Member.

Town Hall Study Present: Joel Bargmann and Adrienne Cali, BH+A.

Mr. Bargmann and Ms. Cali presented a summary of the study to date including programming, existing conditions, structural investigation and two conceptual schemes. It was explained that the building is comprised of the two components: the main building built in 1931 containing 12,000 s.f. (gross) consisting of basement (1,870 s.f.), first floor (4,640 s.f.), second floor (4,640 s.f.) and mezzanine (850 s.f.); and a 1955 addition comprising basement (1,400 s.f.) and first floor (1,400 s.f.).

The programming survey findings were described together with two possible departmental location schemes. Both schemes require demolition of the existing 1955 addition which is replaced by an addition consisting of a basement and three floors. Scheme 1 accepts existing floor levels (with the current Selectmen's meeting room having a filled in floor) and utilizes the basement and the additional 3rd floor for occupancy, thus permitting construction of a smaller addition. The raised area currently housing the Town Clerk's office remains at its current level on both the first and second floors and is proposed for restrooms and storage. However, in both schemes it is necessary for a handicapped person to use an elevator to access the raised restroom area. Scheme 2 does not utilize the basement for occupancy and allows regrading of the site. No scheme allows use of the existing mezzanine for other than storage as there is no handicap access.

Structural investigation findings were presented. Basically, the south lobby staircase and the north and south steel stairs can be removed as desired; however, the stage level should remain. A new mezzanine floor level should not be constructed. At this point no seismic upgrades appear to be required but may be necessary should at any time more than 25% of the roof be removed. It was reported that a beam in the Town Clerk's office is sagging and more support is required.

While the general layout needs to be discussed further and certainly with the departments, there was general consensus that of the two schemes, Scheme 2 is preferred. Based on square foot area, the estimated construction cost alone is \$7M for Scheme 2 and \$6.5M for Scheme 1.

Later in the evening, the Committee members generally expressed consternation with the cost for what would be gained, the difficulty of achieving the optimum adjacencies and meeting room placement, and the structural limitations which preclude lowering the existing raised first and second floor area and thus affecting their use.

It was suggested that perhaps the existing structure would permit better and less expensive use of the building for the School Department and Town Clerk without moving the Town offices and necessitating construction of an addition. Mr. Melnick will inquire of the Town Manager whether the PBC should obtain an estimate for a feasibility study alternative using that approach.

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

Respectfully submitted,

Elaine L. Jones