

PERMANENT BUILDING COMMITTEE  
Minutes – December 11, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, and Tom Joyner and Gifford Perry. Among those present: Facilities Director James Kelly; Selectmen Woodard, Simon, Haarde and O'Brien; Town Manager Maureen Valente; Frank Riepe, Stewart Hoover, Tom Travers.

The meeting was convened at the Goodnow Library at 7:30 p.m.

Town Hall Project Presentation Co-Chair Michael Melnick summarized the history of this project commencing with the 2002 Space Study and subsequent funding and hiring of Bargmann Hendrie + Archetype, Inc.(BH+A) to perform the current study. This study included restoration of the Town Hall as is, renovation schemes for Town Offices to be relocated from the Flynn Building, renovation schemes for Sudbury Public Schools Offices to be relocated from the Fairbank Community Center complex, building new, and cost estimates for each.

See document entitled "Town of Sudbury Permanent Building Committee Meeting December 11, 2113" (45 pages) for the complete presentation by BH+A Architects Joel Bargmann and Adrienne Cali.

At the conclusion of the presentation, responses were provided to various questions and comments were received. Some of the questions/comments are as follows:

- The higher floor elevation where the vaults are located cannot be changed in a renovation and prohibit integration of any adjacent offices;
- The growth potential included is five to ten years out; technology is also found to shrink size needs;
- 5.7M eligible for CPA funding would reduce the cost of renovation for both the Town offices or School Administration; however, it was noted that that amount of CPA funding most likely would not be available;
- BH+A estimates that it would cost about \$185,000 to upgrade electric service and HVAC at Flynn; it was also noted that the Flynn Building presently has air conditioning but it is provided by window units;
- If renovations or new construction were to occur, the Town Clerk's offices would require space elsewhere as well as the Historical Society museum;
- Demolition of the existing building and construction of a three-story new building would reduce the building footprint by about 1,500 s.f.;
- Voting space is an issue, but could be accommodated elsewhere at a higher operational cost;
- A new building envelope would provide energy efficiencies; however, there is no valid way to compare efficiencies as the current building is not fully occupied;
- Variable energy flow using heat pump/transfer could make the building interior energy efficient;
- The present building condition includes the slate roof life cycle ending, the steam boiler inefficient, and failing and leaking pipes disintegrating;

- The creation of a mezzanine floor as a third story was investigated but would require adding seismic reinforcement which would be problematic for the building and thus was not pursued;
- Sudbury Public Schools administration relocation at Fairbank presents another scenario which is building explored under the Fairbank Center Master Plan study; also use of a small corner section of the Curtis Middle School site could be explored;
- The Town Clerk's office could not be moved to the Flynn Building with SPS administration and splitting the location of the various Town offices between Town Hall and the Flynn Building, other than what is planned, would present too many inefficiencies to be considered;
- Some other Towns which have renovated their Town Halls have used them for cultural purposes including performing arts;
- The Sudbury Town Hall has never been used as a Town Hall for all Town offices;
- The amount of parking must also be a consideration in any scenario;
- If any of the scenarios were funded, it would entail a three-year project.
- Building new to accommodate Town offices would produce a more efficient building and would utilize the design of the present classic entrance.

There being no further business other than the presentation, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Elaine L. Jones