

PERMANENT BUILDING COMMITTEE
Minutes – February 5, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Thomas Joyner, Gifford Perry, and Associate Member John Porter. Also present: Facilities Director James Kelly. Also present for the interview sessions: Stewart Hoover, Sudbury Historical Society.

The meeting was called to order at 6:05 p.m. at the DPW Conference Room. Acting as the Designer Selection Committee, the Permanent Building interviewed four firms (in alphabetical order) providing each a thirty-minute presentation period followed by a fifteen-minute question and answer session.

Bargmann Hendrie + Archetype, Inc. (BH+A) Joel Bargmann, Principal-in-Charge, introduced Project Manager Jack Glassman, the Director of Preservation, and John Wood from Allied Engineering, noting that Vertex would serve as the environmental consultant on this project if the firm was chosen for the project. A presentation booklet was distributed and Mr. Bargmann presented a brief overview of the company and its many projects including historic restoration and town hall work.

Mr. Glassman presented an overview of the project noting the importance of adjacencies, storage, meeting rooms and citizen access. BH+A is of the opinion that an addition makes sense as the available space does not appear sufficient for the needs. Various options were presented including an addition to the back possibly toward the Parsonage with the main entrance off the parking lot, elevator location to tie in grades, and the possibility of creating a new mezzanine floor. Mr. Wood spoke to the potential of using a geothermal system eliminating fossil fuel and boilers, or ductless heating and cooling which is an excellent system for historic buildings.

Representatives noted that the firm's experience in cost control in general and the delineation of costs associated with historic restoration enabling maximizing use of CPA funding for project, noting that it would also be exploring energy rebate availability. While the firm performed the 2002 Town Hall space study, much of its building use has changed. BHA's approach is to think of the various Town buildings in the Town Center as campus. Parking adequacy would be addressed in the study. Code issues will include masonry (seismic) and the roof (load change requirements). Code consulting is in-house; however, outside code review is performed. In the firm's opinion, the change in building levels will present the most challenging aspect of the project.

Johnson Roberts Associates, Inc. Architect J. Stewart Roberts and Philip O'Brien, Principals of the firm were introduced. Mr. Roberts noted that municipal work represents 90% of the firm's business and, although the firm is relatively small, staff may be increased. Experience with town hall historical restoration projects both new and renovation work was noted.

Mr. O'Brien illustrated the many issues and alternatives available encompassing accessibility, addition alignment with the main floors, addition on grade level involving demolition of the existing addition, removal of the 2nd floor stage providing ability to connect to an addition. The

initial focus would be on space needs and architectural design working closely with the Permanent Building Committee.

Kang Associates, Inc. Architect Kaffee Kang noted that the firm is comprised of five architects and introduced Terrence Heinlein as one of her colleagues. She stated that the 80-90% of the firm's work involves the public sector, citing several examples of historic restoration and town hall experience. Ms. Kang stated that if Kang Associates was chosen for the project, she would act as principal for both the study and design work.

Ms. Kang indicated that from her knowledge of Town departmental current space utilization, she did not believe that an addition would be necessary. Recommendations and illustrations included use of corridor service counters for those department serving the public, meeting rooms which could be augmented by waiting areas equipped with viewing screens, use of basement areas of vault and storage space, preservation of the front with use of the rear near the parking lot for the major entrance with elevator access at that location, exploration of lowering the 2nd floor stage.

McGinley Kalsow & Associates, Inc. Architect Wendall Kalsow, Principal-in-Charge for both the study and design, if McGinley Kalsow & Associates in chosen for the project, introduced other team members: Architect Douglas Manley, Sr. Project Manager, and structural engineer Arthur MacLeod of MacLeod Consulting, Inc. A presentation booklet was distributed.

Mr. Kalsow reiterated the firm's qualifications in many areas particularly noting its expertise in delineating qualifying historic restoration costs for CPA funding and extensive work on and knowledge of accessibility compliance issues. Examples of historic town hall renovation and restoration were shown illustrating the firms problem solving capabilities and noting similar issues which are inherent in the Sudbury Town Hall project. Qualifications noted included accurate cost estimating and utilization of sustainable design. Mr. MacLeod noted the code compliance issues related to the Sudbury Town Hall.

Committee Deliberation The interviews concluded at 10 p.m. In consideration and comparison of all presentations and proposal information, it was concluded by consensus that BH+A possessed an excellent understanding of Town operations, uses, and needs allowing it a better ability to translate functions to space needs. BH+A also demonstrated good knowledge of the existing building in a holistic conceptual approach utilizing a campus concept. The firm was also strong on historic preservation, accessibility code issues and cost control.

Taking into account the approach, skills, historic restoration and program assessment experience, team strength, capacity and chemistry, as demonstrated this evening with the additional qualifications presented in the written proposal, the Permanent Building Committee determined Bargmann Hendrie + Archetype, Inc. to be the most suited for this project and would so indicate to the Town Manager for award of the Phase I contract. The recommendation will also include the following reasons:

- Scope of services offered and their appropriateness to the project scope
- Recent experience in historical restoration, building assessments, and space planning similar in scope

- Excellent references
- Qualifications of the key personnel and consultants assigned to the project
- Qualifications in the area of historical restoration
- Perceived ability to work with Town personnel and Committees
- Ability to meet schedule given current workload
- Financial stability of the firm
- Cost control experience
- Achievements demonstrating design excellence
- Demonstrated knowledge of the public bid construction process, ADA and CPA requirements
- Experience in green building design and sustainability.

Minutes Ms. Jones reported that a section of the meeting notes of November 19, 2012 was inadvertently not transcribed in the document approved. Therefore, the Committee voted to amend the minutes of the November 19, 2012 meeting by adding acknowledgement of Mr. Scarlata's resignation as the Schools' appointee to the PBC and the Committee's expression of appreciation for the expertise and services he provided while a member.

Appointment Recommendation The Committee voted to recommend to the Sudbury Public Schools' School Committee the appointment of John M. Porter as a full member of the Permanent Building Committee to fill the unexpired term ending April 30, 2014.

Meeting Schedule Mr. Melnick informed the committee that a Nixon Project Meeting is scheduled on February 20, at noon, for the purpose of progress review approaching 100% design review.

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

There being no further business for discussion, the meeting was adjourned at 10:55 p.m.

Respectfully submitted,

Elaine L. Jones