

PERMANENT BUILDING COMMITTEE
Minutes – January 24, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Thomas Joyner and Associate Member John Porter. Also present: Facilities Director James Kelly.

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

Minutes The minutes of the November 19, 2012 meeting were approved.

MSBA Nixon Roof Project Mr. Melnick provided an update on the project status. The Project Funding Agreement between the Town/Schools and the MSBA was signed in December and the total project budget set at \$788,751 for a maximum facilities grant of \$278,521. The total project budget does not include construction or soft cost contingency amounts, the approval of which may increase the grant amount to \$290,970.

A project meeting will be held on February 1 with the Architect, Owner's Project Manager, Facilities Director, School Maintenance Director, SPS Superintendent, Nixon Principal, and various others to discuss the status at 60% design. Discussion will involve a process to allow bidders access to the School during the pre-bid site visit relative to the CORI process, and will also include bidding alternates (roof material) and the pre-ordering by the General Contractor of the skylights.

Natatorium Project The control work has been performed. Delivery of the roof curb is planned for the first week in March. It is expected that the roofing work and the setting of the curb will occur on or about March 18th. Boiler installation was purposefully not accelerated. Under consideration are placing and using one boiler outside to provide temporary heat for the pool water and the use of portable gas-fired heaters for temporary pool heating. Alternatively, the pool could be closed to do all work.

Police Headquarters Construction Article In view of the changes to the layout of the building requested by Police Department personnel, it was agreed to proceed with commissioning architect Greg Carell to provide a new schematic, obtain a new cost estimate, and change the position of the building on the site to better accommodate parking, access and egress. The cost of \$5,000 will be funded through building funds available. While the Committee and Mr. Kelly will also investigate possible use of the Raytheon Boston Post Rd. site on behalf of the Town Manager, both affirm placement adjacent to the Fire Headquarters on Hudson Road. Mr. Kelly stated that the Chief is also agreeable to that centralized location.

Designer Services – Sudbury Town Hall The Permanent Building Committee, acting as the Designer Selection Committee, reviewed the qualifications received pursuant to its Request for Qualifications (RFQ) for Designer Services for a Phase I architectural and design study of the Town Hall for the renovation and adaptive reuse of the building, including historic rehabilitation, restoration, and consolidation of Town Departments in accordance with departmental space requirements and for Phase II design development through contract administration. Phase I and II are to be contracted separately with Phase II subject to funding. The fixed cost of the Phase I

Design Study is \$45,000 excluding hazardous materials testing and is funded under Art. 24 of the 2012 Annual Town Meeting.

Ten firms submitted proposals which were reviewed: Blackstone Block Architects, 21 Union St., Boston, MA; Courtstreet Architects, Inc., 285 Parker St., Newton Center, MA; Donham & Sweeney Architects, 68 Harrison Ave., Boston, MA; Gienapp Design Architecture, 20 Conant St., Danvers, MA; Reinhardt Associates, 430 Main St., Agawam, MA; Vanko Studio Architects, 225 Friend St., Boston, MA; McGinley Kalsow & Associates, Inc., 324 Broadway, Somerville, MA; Kang Associates, 339 Boston Post Rd., Sudbury, MA; Bargmann Hendrie + Archetype, Inc., 300 A St., Boston, MA; and Johnson Roberts Associates, Inc., 15 Properzi Way, Somerville, MA.

While all firms possessed the minimum qualifications set forth in the RFQ, the following firms were not selected for interview:

Blackstone Block Architects - 5- member firm with 3 architects, 1 with MA registration. The Principal-in-Charge would also act as Project Manager (PM). The firm's experience cited involves mostly housing work.

Comment [CB1]: Need to revise with number of arch.

Courtstreet Architects – 4- member firm with 3 architects, 2 with MA registration. The Principal-in-Charge would also act as Project Manager (PM). Town Hall experience mostly existing office space renovation, system and access upgrades.

Donham & Sweeney – 10-member firm with 7 architects, 5 with MA registration. While several town hall projects were listed, the firm is mostly involved in public safety work.

Gienapp Design Associates, Inc. – 10-member firm with 6 architects, 4 with MA registration. The Principal-in-Charge would also act as Project Manager (PM) working with Preservation Consultant Kevin Latady. Most Town Hall firm work is related to exterior restoration, mechanical system upgrades and access uses.

Reinhardt Associates – 19-member full service firm with 3 MA registered architects. The firm's work while including replacement or renovation of an existing office space, systems and access in several town halls, is primarily with other types of buildings. The firm's more distant location in Agawam is less desirable for work on site.

Vanko Studio Architects – 8-member firm with 4 architects, 3 with MA registration. While current work includes space needs and building study for Acton, the firm appears to have limited relevant town hall experience. The abridged feasibility process offered does not meet Sudbury's needs.

The following four firms (in alphabetical order) were chosen for interviews:

Bargmann Hendrie + Archetype (BH+A) – 35-person WBE firm established in 1997 employs 24 architects, 17 with MA registration. The Project Architect, Project Manager, and historic design staff have Leadership in Energy and Environmental Design (LEED) certification. The firm has conducted space needs studies for various Towns including the Town of Sudbury (2002). The firm has experience with a large number of municipal building assessments and renovations, including the Lexington Town Hall and the Hopedale Town Hall.

Johnson Roberts Associates, Inc. – 7-member WBE firm with 2 MA registered architects. The firm, formerly J. Stewart Roberts Associates, has familiarity with the Town through an excellent working experience on Noyes School renovations. The firm has experience with

studies, restoration, and renovation projects involving town halls and has also in design of new town halls.

Kang Associates – 5-member MBE firm with 5 architects, 3 with MA registrations. Ms. Kang would serve as Principal-in- Charge and Project Manager and is LEED certified. The firm provided many examples of experience in programming, internal reorganization, access modifications, systems and code upgrades, and exterior restoration. Ms. Kang’s preparation of a preliminary existing conditions report was indicative of her interest in this project.

McGinley Kalsow & Associates, Inc. (MK&A) - 9-person firm with 3 architects all registered in MA. The Principal-in-Charge and Project Manager are both LEED certified. The firm has extensive town hall experience in space planning, programming, restoration, sustainable design, and code compliance.

Mr. Melnick will telephone all firms regarding interviews on February 5. The interview session will commence at 6 p.m. Each firm will have a 30-min. presentation period followed by a 15-min. question and answer period. Letters will follow the telephone invitation setting forth a schedule for each firm as follows (listed in alphabetical order): BH+A at 6 p.m.; Johnson Roberts at 7 p.m.; Kang Associates at 8 p.m.; and MK&A at 9 p.m. Mr. Kelly will schedule the DPW Conference Room and will participate in the review.

Town Meeting Warrant Article(s) Submission Mr. Kelly will submit an article for the Fairbank Roof providing the ability to proceed with full replacement cost or a lesser amount for repairs. The Fairbank Task Force report has not been completed as of this date. While the Task Force is intending to apply for private funding for development of a Fairbank Complex Master Plan, an article for such purpose will be included in the Warrant. It is believed that such a study will be conclusive relative to use of the 1959 wing. It is believed that the Task Force is fully cognizant of and favors the construction of a new Police Headquarters as the first Town priority followed by the construction/renovation of the Town Hall pursuant to the design study to be shortly under way.

Meeting Schedule The next meeting will be take place on February 5, 2013, at 6 p.m. at the DPW Conference Room.

There being no further business for discussion, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Elaine L. Jones