

PERMANENT BUILDING COMMITTEE
Minutes – July 25, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Gifford Perry and John Porter. Also present: Facilities Director James Kelly, Director of Planning and Community Development Jody Kablack, Sally Hild, Peggy Richardson (Historical Society), and Town Manager Maureen Valente.

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

Minutes The minutes of the July 18, 2013 meeting were approved as amended.

Town Hall Project Presenters: BH+A Architect and Principal Joel Bargmann and Adrienne Cali, LEED AP. See DRAFT booklet, dated July 25, 2013, for illustrations and charts.

BH+A presented a preliminary overview of the program requirements of the various Town offices either moving to or remaining at Town Hall. During BH+A interviews with the various departments, room size increases were requested/ required for Assistant Town Manager/Human Resources, Accounting, Treasurer/Collector and Assessors amounting in total to an additional 970 s.f. without circulation factors. Some Town Hall conditions were noted: slate roof deterioration, large crack near vault area to be structurally investigated, and asbestos tile.

Mr. Kelly informed the group that leaching fields for the Loring Parsonage are located at the Noyes School and the waste is pumped up so that use of land adjacent to or at the rear of the Loring Parsonage would not pose a problem. Mr. Blake explained the ramifications of the Activity and Use Limitation (AUL) imposed pursuant to statute on a disposal site for oil or other hazardous materials presently noticed for the Town Hall surroundings. Mr. Blake indicated that he did not believe the potential changes to the premises would be restricted significantly by the limitations imposed by the AUL.

The Architects presented three building modification schemes and noted the components common to all three schemes for modification of the building presented: remove the 1955 one-story addition including foundation; build new addition in its place; provide elevator and fire stairway; add a raised floor at the existing meeting room; and renew interior finishes. Only Scheme I included adding a 3rd floor which would involve structural columns and cross bracing on the first and second floors and new footings in the crawl space. The rough cost estimates presented reflect code changes without addressing seismic factors. It was explained that seismic code compliance can be accomplished by tying the floor to the brick walls and tying in the addition to the older building.

Although no elevations were illustrated, it was clear that the large additions proposed in all schemes would overpower the Loring Parsonage. It was noted that a tie-in to the Parsonage if desired could be accomplished at any time and neither it nor space for the Historical Society need be a consideration in the planning for the Town Hall renovation.

It was also clear that the additional footprint would need to be smaller in order to lower the potential cost currently ballparked at over \$8M based on an estimated per square foot construction cost.

It was agreed that Scheme I should be eliminated from further consideration by the Architect. It was suggested that use of the lobby and a smaller Selectmen meeting room (75 person max.) should be considered as well as use of a third floor in the addition.

Fairbank Master Plan Project It was noted that twelve requests for the designer Request for Qualifications have been received to date.

Nixon Roof MSBA Project Mr. Melnick reported that the MSBA prepared a Project Funding Agreement amendment for Town signatures which was found to contain several errors which he is attempting to have corrected before Town signature.

Meeting Schedule Mr. Kelly will suggest to BH+A that a meeting be held on August 8 as a follow-up to this evening's preliminary overview. The full meeting schedule as agreed at the July 18 meeting will be forwarded to all members.

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

Respectfully submitted,

Elaine L. Jones