

PERMANENT BUILDING COMMITTEE
Minutes – May 29, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake, William Braun, Thomas Joyner and Gifford Perry. Also present: Robert Armour and Jack Ryan, Fairbank Task Force; Facilities Director James Kelly.

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

Minutes The minutes of the April 2, May 6 and May 7, 2013 meetings were approved. The meeting of May 8, 2013 was cancelled.

Fairbank Center Master Plan – Architectural Services In preparation for the meeting, Co-Chairs Melnick and Jones had drafted an informational document entitled “Selection Process and Procedures” for the Fairbank project outlining the tasks and responsibilities of the parties involved. This document was presented to Mr. Armour and Mr. Ryan for submission to the various funding sources (Sudbury Foundation, Friends of Sudbury Senior Citizens, Friends of Park & Recreation, Sudbury Youth Basketball, Sudbury Swimming, and others) for additional funds to augment the \$10,000 Town expenditure approved under Art. 17 of the 2013 Annual Town meeting. The Permanent Building Committee members voted to release the document as drafted. Additionally it was noted that a letter from the PBC Co-Chairs had been sent to the Sudbury Foundation describing the management of the project and the PBC role. Mr. Armour and Mr. Ryan expressed their appreciation for the documents.

Mr. Armour informed the Committee that during the course of the project, Council on Aging representative Jack Ryan, Parks and Recreation Commission representative Richard Williamson, and citizen-at-large Ms. Sarah Troiano will be working with the PBC and Mr. Kelly.

Nixon Roof Project Mr. Melnick reported on the preconstruction meeting with Silktown Roofing held in the previous week and also attended by the roofing material manufacturer. It is expected that the repair portion of the project may be scheduled earlier than the school closing date to allow a 2 – 3 person crew to complete this work. This was acceptable to the Nixon School Principal.

Proposals were solicited for infra-red testing to determine areas of wet insulation which may require repair in addition to the repairs currently under contract as a pro-active measure to be accomplished by Change Order as necessary. It was voted to approve the \$1,500 proposal submitted by ProScan and have the testing performed as informed by the Russo Barr roof report.

It was noted that, based on additional information, no extra monitoring is required for the adhesive application. The Project Manager will be present 4 hrs/day for the project duration which is sufficient.

The Alternate for pointing the chimney had been accepted and included in the contract with Silktown Roofing; however, as an alternative, PVC wrapping of the chimney is now under

consideration with a decision to be made shortly. Committee members expressed a preference for repointing.

Town Hall Project BH+A Architect Jack Glassman described the progress to date. He reported that the departmental programming of space needs portion was almost complete and this information would be extrapolated into the proposed design scenarios. Mr. Glassman also described the civil, MEP, and structural findings to date. Mr. Glassman noted that substantial electrical systems renovation will be required.

The PBC was in agreement that seismic evaluation is a critical component in determination of the various options so that the options are not limited by the unknown. Mr. Glassman was informed that a connection to the Loring Parsonage was not contemplated and that cost evaluations for each design scheme and the gross s.f. numbers for each is required.

It was agreed that the program would be confirmed by the end of June and a revised schedule would be presented in mid-July. Upon PBC review of the preliminary design schemes, a public meeting for review would be held.

Natorium and Roofing Project Mr. Kelly reported that the cost of the vent change has been negotiated resulting in three-way sharing between the Town, Hall and ????. A Change Order to the Hall contract will include this cost. Mr. Kelly noted that there are still some balancing issues, but no flow meters are necessary as the adjustments can be made by means of the valves.

The Contractor's work has not yet been accepted by the Town and Mr. Kelly is attempting to have the equipment warranty extended to equal the period of the project warranty.

The grant walkthrough is scheduled for Monday, June 3.

Police Station Project Mr. Kelly informed the group that an Open House is scheduled for June 9 and that he will be making a presentation to the Board of Selectmen at its June 18 meeting.

Meeting Schedule The next meeting will be called by the Co-Chairs as necessary.

There being no further business, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Elaine L. Jones