

PERMANENT BUILDING COMMITTEE
Minutes - October 17, 2013

Present: CoChairs Michael Melnick and Elaine Jones, Craig Blake, Gifford Perry, John Porter, and Tom Joyner; Associate member Joseph Sziabowski. Also present: Facilities Director James Kelly.

The meeting was opened at 7:30 p.m. at the DPW with a moment of silence recognizing the passing of CMS Principal/Co-owner James Byrne.

Police Headquarters Design Project Present: Architect Gregory Carell, Civil Engineer William Murray; Police Chief Scott Nix; Owner's Project Manager Neil Joyce and Scott Griffin (CMS); Sudbury Housing Authority (SHA) representative Kaffee Kang.

Mr. Melnick suggested that the group be mindful of program creep which is instinctive at the commencement of a project and which may produce costs which cannot later be reduced; further, there is a significant opportunity to decrease the cost only early in the initial phase. The group was reminded that the project was based on a total budget of \$7.5M, a sum which was presented to Town Meeting.

Mr. Murray presented site concept 10.3 for discussion, stating that although the field work for the topographical plan has finished, the data has not been transferred to the plan. He expects it to be complete in a week. Mr. Kelly suggested that the completed plan be reviewed by the Director of Planning and Community Development and the DPW Director at that time.

Concept 10.3 locates the building perpendicular to and closer (approx.40 ft.) to Hudson Road. The plan shows the on-site two-way 24' loop road west of the building intended for emergency access only by both Fire and Police connected to the Musketahquid Village driveway entering close to Hudson Rd. It was suggested that the emergency access converge with the driveway in a perpendicular manner so as to present a clear delineation for autos entering the driveway from Hudson Road.

Discussion continued relative to the retaining wall runs from 14.1' in height at the carriage shed to 6.1' at the end closest to Hudson Rd. The carriage shed with doors is intended to hold 3 trailers belonging to the Board of Health (1) and the Fire Department (2), provide a secure area for vehicle processing, and a temporary location for recovered stolen property such as bicycles. It was noted that other on-site placement would reduce the cost of having to build a retaining wall at that location and was so voted. The designated impound area is also to be moved. Mr. Carell informed the group that the carriage shed is intended as an alternate to the bid as is the carport. Other placement of the carport was explored.

The 50' easement for the access driveway for Musketahquid use will be located as close to the Mack property line as possible and will contain a 20' paved and gently sloped roadway as at present with a sidewalk and grass area. Ms. Kang was advised that drainage will be provided to prevent the washouts at the roadway near the Village which now occur. Mr. Kelly informed the

group that the DPW Director has suggested that the SHA discuss with him the construction of an alternate access from the Village to Colonial Road.

The plan currently shows parking for sixty cars which may be reduced as a result of further study. It was noted that additional parking for the Fire Department is shown to be built in the riverfront area which means that it will need to use pervious pavement.

At the direction of the Committee, concept 10.4 will be developed moving the building back at least 10 feet and relocating the carriage shed opposite the retaining wall.

The Committee reviewed the building plan for the first time with Mr. Carell. Currently the building is designed with a concrete block and brick exterior with interior steel frame walls containing columns within them and utilizing transfer beams to support the second floor rooms. The mechanical equipment is located above the sally port. Contrary to the original plan, this plan currently utilizes roof trusses for support and has no attic space for storage or building expansion although there is a large area which could be available. The attic is planned to be warm but unheated which would suit use for storage. Attic storage load requirements, access, and the cost of each scenario were discussed.

Mr. Joyce will check with another Police Station as to their satisfaction with a geothermal conditioning system.

Meeting Schedule The next meeting is scheduled for October 24 with Architect Greg Carell and Mr. Murray.

There being no further business, the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Elaine L. Jones