

PERMANENT BUILDING COMMITTEE
Minutes - October 24, 2013

Present: Co-Chairs Michael Melnick and Elaine Jones, William Braun, Gifford Perry and Associate member Bruce Ey. Also present: Facilities Director James Kelly.

The meeting was opened at 7:30 p.m. at the DPW Conference Room.

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

Mr. Murray presented Concept 10.4 (conceptual site plan) together with an "Existing Conditions and Demolition Plan" noting that the contours, Musketahquid Village septic system and a few wetland flags need to be added to the survey. The building is shown at 50' from the road at the closest point and the parking lot has been pulled forward. A retaining wall is still required. The emergency egress is 18' wide and the site accommodates 59 parking spaces plus 17 for the Fire Department. Chief Nix and the Building Inspector will work on parking requirements refinement in regard to actual use and Police/Fire shift overlays. The carriage shed location remains problematic. Mr. Ey suggested that use of a barn or shed-like structure might be a better site fit and possibly could use the location currently designated as impound which, according to the Chief, could possibly be eliminated if necessary.

Mr. Joyce presented a site development schedule providing for meetings with Department heads during the week of November 11. It was agreed that the first meeting should involve the Health Director concerning the septic system requirements which would provide a better understanding relative to stormwater and drainage issues. PBC members indicated that the time period indicated for permitting is much too late and should be revised to be much earlier.

Mr. Melnick advised that he did not believe that the \$5,000 budget for the detention basin is inadequate for the work required. Mr. Ey stated that there is a set limitation on volume which can be waived and suggested that the Planning Board be requested to defer to the Conservation Commission.

Mr. Joyce was requested to develop an RFP for borings and geotechnical investigation involving five borings. The Committee voted to set the not to exceed contract limit at \$5,000.

Mr. Carell indicated that the building will have a concrete block exterior on the first and second floors with wood framing the interior. Mr. Carell will explore a drywall finish option.

Mr. Carell went over the design including recent changes noting that the framing will be a wood frame hybrid with steel beams which will be both efficient and economical. The second floor will be timber with a lined tile floor with pan and floor drains in the bathrooms and locker rooms. A more robust floor which will be wood is required for the ceiling of the sally port as it will be supporting the mechanical equipment for the building.

Comment [CB1]: Elaine, Is this something different than a floor drain?

An unfinished space with no trusses will be available in the attic. Mr. Carell advised that this would be worth about \$100,000 to \$150,000 in the construction budget as it is not only the cost of the space but supporting it on the lower floors. Adjustment of second floor partitions will help reduce this cost. The attic will not be air conditioned but will be warm space. A fire retardant thermal material will be utilized for insulation.

Stair access to the attic will be required. Mr. Joyce recommended that if there is any consideration of an elevator, it would be far less costly overall to install it in total rather than just include the shaft for later expansion. The pitch of the roof will also be a consideration. Mr. Carell noted that at present the pitch of the component roofs works well with 5 on the back and 8 on the front.

It was noted that the finished height of the first floor rooms is 9 feet, but there is a 3.5 foot space between floors to handle ductwork, drain and sprinkler pipes.

If a cell tower is located at the DPW with an antenna for Police use, fiber optic cable could be utilized as a connection. Presently, the Fire Department does run cable to the DPW. However a small antenna on the building will probably be needed for Police emergency dispatch.

Minutes The minutes of September 23 and October 3, 2013 were approved.

Meeting Schedule The next meeting is scheduled for November 7, 2013 with Architect Greg Carell.

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

Respectfully submitted,

Elaine L. Jones