

PERMANENT BUILDING COMMITTEE
Minutes – January 30, 2014

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

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

Minutes The minutes of January 16, 2014 were approved as revised and the Annual Town Report for 2013 was reviewed and approved for submittal.

Police Headquarters Project Present: Architect Gregory Carell, OPM Neil Joyce, Police Chief Scott Nix. Mr. Melnick reported that an informational session was held with the Planning Board on January 22nd. The project also was one of the subjects of the Town Forum held by the Board of Selectmen on January 23rd with Selectmen O'Brien addressing the status of the goal set by the Board of Selectmen for construction of a new police station. The presentation noted that the 60% cost estimate resulted in a total project cost of \$7.9 which was expected to be reduced by the PBC upon a detailed review of the cost estimate.

A site plan public hearing review was held by the Board of Selectmen on January 28th with Mr. Melnick, Mr. Carell, and Chief Nix presenting and responding to questions posed (reference: Board of Selectmen Minutes January 29, 2014). The Board of Selectmen voted to have a Decision draft in favor of the project prepared for the hearing continued to February 11th, at which time the vote of approval will take place.

An informational meeting with the Commission on Disability is scheduled for February 27th to discuss access.

Value engineering and extensive review has taken place as a result of plan reviews and various meetings with Mr. Carell, Mr. Joyce, Mr. Melnick, Mr. Braun, Mr. Perry, and Mr. Kelley participating. Mr. Carell has revised the 60% plans based on this process and believes that the estimate is now over by approximately \$40,000 which does not include any exterior wall changes from concrete block with a brick veneer to a total wood frame. Mr. Carell has spoken with the structural engineer who expressed concern with use of an all wood frame on the gable roofing and structural elements. Mr. Porter, a structural engineer by profession, agreed with that concern. The pros and cons of block with brick and the alternative all wood framing were discussed. Mr. Carell noted that there might be only \$100,000 in savings changing from the initial exterior \$200,000 cost with wood frame construction, as other costs must be added in given the additional details of managing the structural elements. Wood framing would be a plus for use of isonene insulation and cabling.

The use of Hardie board or similar cementitious product with a 15-yr. warranty on its finish color would enable 2" and possibly more of rigid insulation. Mr. Carell was requested to estimate the cost of insulating to the advanced building code requirements and at that time the value of increasing the insulation further will be discussed.

The consensus of the group was to design with Hardie board siding and block for the entire building exterior. Hardie board with a grain was selected with steel furring, with the color proposed as white but subject to the Historic District Commission decision.

It was noted that the mechanical costs did not change much as a result of the 60% review. Two electrical transfer switches and the COPS system redundancies were eliminated; however, a switch is available if certain redundancies are desired at a later time. Mr. Joyner commented on the plumbing design noting that the use of flex piping was much less labor intensive. He also commented that a hydrant is required within 100' from the Fire Department connection on the building.

It was noted that the Estimator's original 2013 cost estimate included a \$50,000 allowance for the outbuilding. The estimate is now at \$5,688,425, without the outbuilding or parking canopy. Chief Nix expressed his willingness to give up those features if necessary as he does not want to sacrifice the building quality.

The cost sheets will be updated. Mr. Melnick proposed setting a specific project cost; however, it was agreed to postpone that decision until the 90% cost estimate is complete.

Places Associates has met with the Town Engineer and the Conservation Commission's stormwater management/wetlands consultant Fred King of Schofield Bros. Revisions will be made and forwarded by Mr. Murray to Mr. King. The Conservation Commission hearing will be held on February 10th.

Another review meeting with Mr. Carell, Mr. Melnick, and Mr. Kelly will be held on February 4th followed by one with Chief Nix relative to FF&E, the phone system and dispatch.

Chief Nix updated the group on the planning for a cell tower location at the DPW which will need to be over 100' in height.

It had been suggested during the site plan hearing that the fill from the Hudson Road site might be of use by the Town in connection with Parks and Recreation's interest in raising the level of Feeley Field. The group considered this as a potential cost saving for the contractor which could be included in the construction documents.

Fairbank Community Center Master Plan A public forum has been arranged by Mrs. Troiano on behalf of the Task Force.

Nixon School MSBA Projects The Sudbury Public Schools (SPS) School Committee is planning to submit a Statement of Interest (SOI) for submission the Massachusetts School Building Authority (MSBA). The project will include the replacement of the shingle roof on the cafetorium, single pane windows, various doors and exterior caulking. The SPS School Committee will be sending the SOI to the Board of Selectmen for authorization at the Selectmen's meeting of February 11th in order to transmit the submittal to the MSBA by the February 14th deadline. The MSBA will be meeting in March and June to decide on acceptance and prioritization of the SOI's submitted. An article for the May Annual Town Meeting for

project funding will be submitted by SPS prior to the deadline of January 31st and later withdrawn if the project is denied or the decision has not been made by the MSBA.

The final closeout for the current Nixon MSBA roof project requires an infra-red scan by Gale Engineering under contract with the MSBA. The scan must be performed when the roof is bare of snow and is required despite the 25-yr. manufacturer's warranty and the Contractor's guarantee. While this is frustrating and holds up final payment to the Town, the consensus of the Committee is to let it proceed as set forth by the MSBA without further comment.

Meeting Schedule The next PBC meeting will be scheduled by the Chairs as necessary.

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

Respectfully submitted,

Elaine Jones