

PERMANENT BUILDING COMMITTEE  
Minutes – December 2, 2014

Present: Co-Chairs Michael Melnick and Elaine Jones, Craig Blake and William Braun. Also present: Associate Member Joseph Sziabowski; Community Center Task Force Members John Ryan, Richard Williamson, and Sara Troiano; BH+A Architects Joel Bargmann and Thomas Scarlata; Facilities Director James Kelly.

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

Fairbank Community Center Master Plan BH+A Principal Joel Bargmann updated the group on the status, summarizing the project to date. He advised that Ballard & King's ground up approach would be adapted to actual Sudbury data and the Sudbury market would be refined. Mr. Williamson suggested that a clarification of the use by high school teams should be made as for now it is a trade-off. The summer camp potential will also be discussed with the Park and Recreation (P&R) Director. Mr. Bargmann intends to confirm some data with the P&R and the Council on Aging (COA) Directors. It was noted that the COA Director needs more information on shared space and a better understanding of the space to be utilized by the Sr. Center. It was suggested that there be an eventual agreement by the parties in regard to the scheduling of shared space.

The so-called "wish list" has been incorporated in proposed design options 2 and 3 where the only existing building portion utilized is the pool.

The next steps include refinement of the operational plan, review of the plans with the P&R and COA Directors, refinement of the programs and revenue, and preparation of cost estimates. It was suggested that high, low, and middle cost options be prepared. A comparison of revenue should be included with the different options.

It was agreed that Mr. Bargmann would write a schedule for completion for distribution. The next Task Force meeting will take place on January 7, 2015 at 7:30 p.m. at the DPW, followed by the entire Fairbank group on January 14 and a public meeting to be arranged for the last week in January, the latter to be arranged by Sara Troiano.

Town Hall Project The Sudbury Historical Society study is complete and recommends an addition to the Loring Parsonage. Mr. Kelly intends to meet with the board of Selectmen to explain the Town Hall concepts and options so that possible Town Meeting action on the Town Hall could take place for FY17 with the Fairbank Community Center in FY19.

Nixon MSBA Project Mr. Kelly has been requested by the Capital Committee to provide information on the potential energy savings to be achieved in this project which he projects to be less than \$10,000 as there is a long payback period for windows; rather than savings it is more of a comfort and usefulness issue. There will be a cost savings in curtain treatment as curtains will no longer be required.

The structural analysis scope will be developed by Mr. Melnick and presented to LeMessieur for a proposal.

Police Headquarters Project Paving will take place on Friday this week when Places' engineer can be present on site. Although the need for blasting has not been determined, the blasting company was called to look at the site. In the process, the company conducted a pre-blast survey with the adjacent property owner (Mack) and attempted to conduct one with Mr. Lovell who was not receptive.

The garage ceiling and boiler room flooring materials are under reconsideration with the Town proposing that the Architect replace the gypsum garage ceiling with ceiling tile and change the boiler room to a pourable impervious floor. Currently the plan calls for panning of the boiler room floor, but it is unknown whether there is a water management plan. The locker room flooring plan may also be revisited.

It was agreed to accept the CES (Commissioning Agent) proposal which includes an infra-red scan which must be scheduled before substantial completion when the building is heated and there are cold nights. It was noted that both the Architect and RDK each want \$5,000 for extra work perceived to involve them. It was suggested that payment could be structured when work is actually performed, but it was left for Mr. Melnick to work out with the parties.

The canopy roof design and estimate for a standing seam roof with gutters has not been received from the Architect.

Town Counsel has been contacted regarding the necessity for new roadway easement wording.

Facilities Director Projects Capeway claims that it needs an additional day of work because of the need for more specialized material for the repair of the Fairbank flat roof section. Mr. Kelly will be getting a price for removal of the gutter on the pool roof and termination of the PVC.

Membership Mr. Sziabowski stated his willingness to become a full member of the PBC upon the expected resignation of Mr. Joyner. The Committee will make such a recommendation for appointment to the Board of Selectmen as soon as possible.

Meeting Schedule The next meeting will be called by the Chairs as necessary if prior to January 7.

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

Respectfully submitted,

Elaine L. Jones