

PERMANENT BUILDING COMMITTEE  
Minutes - August 25, 2009

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, Bruce Ey, Thomas Joyner and Thomas Scarlata. Also present: James Kelly, Building Inspector.

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

Minutes The minutes of February 19, 2009 were approved. The minutes of September 19, 2006 were tabled.

Loring Parsonage Project It was reported that upon the vote of the continued Annual Town Meeting the construction contract for the Loring Parsonage historic restoration project, involving roofing, siding, windows and painting, was awarded to Campbell Construction LLC. Campbell is DCAM certified both in the category of Historic Roofing and Historic Building. The amount of the general contract is \$194,000. The funding approved for the project is \$229,000 which includes funding for the architect's construction administration, contingency, and site work. The work has commenced and the contractor is expected to complete the work in October. To date, the fascia has been replaced because of rot, the site drainage performed by the Town is complete, and the siding is being removed. Wood shingles with a 50-yr. warranty, pressure treated with fire retardant and preservative, have been ordered. The windows will be removed and it is expected that plywood and storm windows will be used for approximately three weeks while work on the windows is performed off site.

To inhibit the flow of water off the siding into the foundation openings, a cedar 6" or 8" watertable board will be used to hang below the sill. Mr. Melnick reported that much of the stone foundation now exposed reveals areas extending out beyond the siding from 6" - 10" which complicates the placement of the watertable board. Mr. Melnick has commissioned a stone mason recommended by the DPW to chip out portions of some of the stones to accommodate the watertable board. Work on a section facing east is complete, however, the remaining portion will be completed as the mason has time available. It was recommended that the mason also point the stone foundation at some time.

It was also noted that the house in some areas is very close to the ground below it. It was suggested that at some time in the future this dirt could be taken out and foam or plastic placed on top of the remaining dirt for further protection from moisture. It was acknowledged that the drainage scheme utilized in this project will minimize infiltration as well.

Senior Center Roof Mr. Kelly informed the Committee that he is planning to re-roof the Sr. Center and half of the gymnasium. The current roofing materials will be stripped and the roofs insulated. As for the question of replacing the present "Kalwall" type roof fenestrations, members concurred that the newer Kalwall structures were more energy efficient and, properly installed with curbs and crickets on the back side, would provide the interior light necessary. Mr. Kelly noted that the cost of manufacture and delivery of the two Kalwall structures was \$8,400. Mr. Scarlata will look at the original Sr. Center plans and prepare the technical roofing specifications for the project.

Town Hall Garage The Committee has been contacted by the Town Clerk Rosemary Harvell regarding vault and storage areas in the former garage below her offices in the Town Hall. At present there is a storage room with cement ceiling, floor, and wall which contains three windows, which possibly could be made secure and climatized for use as a

second vault. It was believed that a 3-hr. fire rating is required. The existing vault also needs to be climatized for the protection of the Town's permanent records.

Mr. Joyner agreed to be the PBC liaison on the project and will contact Ms. Harvell to meet with her to discuss her needs and to investigate the possibilities.

Various Fire Station Projects It was noted that the Fire Chief had put forth several projects funded in the capital budget which include architectural services. These projects include bedroom remodeling/additions to accommodate female firefighters, pitched roof construction, storage, bathroom alterations, and window replacements. Mr. Scarlata will discuss these with the Fire Chief, investigate the sites, and possibly contact Mr. Carell who had performed the design services for construction of the Fire Headquarters and renovations at Stations 2 and 3.

Membership Several suggestions were made for member search. Mr. Joyner will be contacting a Sudbury architect as to his interest in serving on the committee.

Meeting Schedule The next meeting will be scheduled for September 29.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Elaine Jones