

PERMANENT BUILDING COMMITTEE
Minutes – January 7, 2016

Present: Co-Chair Elaine Jones, Craig Blake, William Braun, John Porter and Joseph Sziabowski. Also present: Facilities Director James Kelly.

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

Loring Parsonage Restoration – Museum Project Present: Sudbury Historical Society representatives, Director Sally Hild, Stewart Hoover, Ruth Greisel, Peggy Frederickson, Deborah Keeney; Lynne Spencer, Principal/Preservationist and Patrick Guthie, Project Architect, Spencer & Vogt Group.

Lynne Spencer presented the project timetable revised and condensed to enable a Phase 1A breakout for a \$190,000 - \$200,000 construction project to commence and be completed by June 30, if desired. The museum concept for use of the building explored previously with the Sudbury Historical Society and Spencer & Vogt group was presented by Sally Hild, SHS Director. The first floor (original building) is intended for use as exhibit and gallery space with the second floor to be used as office space and storage. All entry would be via airlock from a porch through a reconstructed ell which would provide reception, restroom facilities, lift and stairways to the second floor and access to the basement utilities. Two schemes were developed for the reconstructed ell. The 1,700 s.f. Option B (present ell is 900 s.f.) which provides the most versatile area is the scheme preferred by SHS. This Option places a full length covered porch at the east side of the ell adjacent to the driveway. Parking is assumed to be in the rear Town parking lot. The initial concept will be presented to both the Historical Commission and the Historic Districts Commission from which a permit will be required as the Parsonage is located in an Historic District.

A structural investigation is scheduled for the weekend of January 16-17 and the Credit Union has been so notified. Mr. Kelly will provide building access and will be present for the investigation which will entail opening areas of the first floor to expose beams and joists in the crawl space below and interior and exterior portions at the SW and SE corners together with the opening of the ceilings in at least four rooms to expose joints and beams. While areas have been pinpointed, it was acknowledged that, depending upon what is found, more area may need similar exposure. All areas disturbed will be repaired and put back in good order.

The process of notice to the Credit Union relative to termination of its lease was described and noted that such notice would depend upon a viable construction project and complete funding for such project.

The Nobis Engineering proposal to S&VG relative to site survey and septic evaluation was reviewed with PBC approval of the site survey tasks at \$4,400 additional service costs payable by the Town to S&VG. The specifics of the septic system evaluation presented were discussed. A task revision will be requested for approval by the PBC to target the distribution system and a determination of any increase in flow in connection with use of the building including the Option B plan for the ell.

Fairbank Community Center Master Plan Project Present: Task Force Chairman Jack Ryan and Dick Williamson representing Park and Recreation on the Task Force.

Mr. Ryan reported that in review of the master plan report presented by BH+A, the Task Force has been meeting to determine how to go forward. There is consensus among the Task Force on Option 3, 60,000 s.f. at \$22,000,000 including soft costs and contingency with an acknowledgement that it just barely meets existing needs and does not appear to provide for future growth. The Task Force believes the Community Center should stay on the current site and would prefer to start construction on the south side in order to keep the existing building in use. It was noted that the Architect will develop a phasing plan as part of design development. It was also suggested that a second floor be built on areas structurally capable of sustaining such. A second floor might reduce the footprint of the building, facilitate construction phasing and could be used to house the Sudbury Public Schools, provide additional room for use, and future expansion capabilities for Park and Recreation and the Senior Center. Another option under consideration by the Task Force is doubling the size of the proposed gymnasium and providing a walking/running track on the premise that this may be P&L neutral. Mr. Williamson noted that there is always a waiting list for Park and Recreation summer programs which would require use of a gymnasium. It was also noted that a gymnasium is not expensive to maintain. Further discussion should occur concerning the construction of a second pool or designing to anticipate one; research is needed on whether this would be P&L neutral or positive. It was noted that the present pool is mostly used by teams, and is therefore too cold for most seniors. While existing needs and future growth are important, it was stressed by the Permanent Building Committee that caution must be taken not to concentrate too much on revenue production thus creating an enterprise at the expense of Sudbury population needs.

The Task Force is seeking additional research and cost information in regard to these items and especially in regard to financial matters such as operational costs and revenue offsets. It was noted that Park and Recreation has a wealth of financial information based on past programs. The PBC members expressed opinions that Ballard King's previous report did not provide the type of information germane to development of a building to be mainly used by Sudbury residents, but rather concentrated on outside influences. This will be conveyed to BH+A. Mr. Kelly has spoken with BH+A in regard to providing the supplementary information and exploration required by the Task Force including the cost of a possible Option 4. It is expected that such additional services would not exceed \$10,000 which would be available from the Capital Budget and expended by the Facilities Director. It was voted to request a proposal from BH+A through Mr. Kelly.

Minutes and Annual Report The minutes of December 3, 2015, were approved. Additionally, the PBC Annual Town Report for 2015 was approved.

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

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

Respectfully submitted,

Elaine L. Jones