

PERMANENT BUILDING COMMITTEE
MINUTES – June 29, 2016

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

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

Minutes The Minutes of April 5, 2016 were approved.

Loring Parsonage Repurposing Present: Lynne Spencer and Arthur Vogt, Spencer Vogt Group (SVG); Sudbury Historical Society (SHS) President Stewart Hoover, Director Sally Hild, members Ruth Griesel, Peggy Fredrickson; Sudbury Historical Commission Chair Lyn MacLean and ex-officio member Liz Radoski.

Prior to meeting with the group, it was noted that the meeting with SVG is for the purpose of an update at the close of Phase 1A. It was noted that while the lack of an overall design was some hindrance, the demolition itself performed in Phase 1A was revealing. All State funds contributed by the SHS to the Town have been expended. Change Orders amounting to 27% resulted from unknown conditions, structural issues, addition of stone foundation, footings, unit pricing for sub-floor, and extra framing.

At this point, SVG needs to complete the overall design documents, drawings, and specifications to support a credible estimate.

The southwesterly part of the building is the oldest part of the house which showed remedial reinforcement work done over the years. While there is evidence of insect damage, there is no evidence of active insect damage.

Future construction will involve reinforcement of the westerly and easterly rooms on the second floor. The downstairs bathroom will need demolition and reconstruction with a shallow foundation as the joists and plumbing are now sitting on the ground. Placement off a dormer in the enlarged 16' ell will solve the headroom problem and allow even access to the second floor main building room. A new entry at the rear of the ell from the porch is also intended. A vertical lift, while not required for office space, will be installed in the extended ell which will also have a stairway to the second floor. The first floor fireplace will be kept intact. New windows throughout will be installed although the muntin pattern has not been decided. Hydronic heating and cooling using natural gas, if available, is intended for the second floor and FHA for the first floor with the ell separate. It is expected that given the use of the building and its size and equipment, not more than 200 amps would be required.

It was decided to meet with the Historic Districts Commission to seek approval of the dormer and window elements after the cost estimate has been obtained.

Police Headquarters The CES commissioning report has been received; however, payment will not be issued until it has received further review. Outstanding items include: dead trees which need replacement; a problem with the epoxy floor valve which needs resolution; lack of a balancing report; decision regarding the options for the second floor vinyl floor bumps caused by nail heads; and infra-red work on the driveway. It was noted that the drainage structure was lowered by the DPW to improve the flow.

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Fairbank Community Center A new Task Force will be appointed by the Board of Selectmen which will include two Council on Aging members (Jack Ryan and John Beeler), up to two Selectmen. up to three at-large members, two School Committee members in context of keeping SPS as building occupants, two Parks & Recreation members (Jim Marotta and Michael Ensley), and up to two PBC members.

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

There being no further business, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Elaine L. Jones