

PERMANENT BUILDING COMMITTEE
MINUTES – April 5, 2016

Present: Michael Melnick and Elaine Jones, Co-Chairs, William Braun, Craig Blake, Joseph Ziabowski and John Porter. Also present: Facilities Director James Kelly.

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

Minutes The Minutes of January 7, February 15, and March 2, 2016 were approved.

Loring Parsonage Repurposing Present: Lynne Spencer and Arthur Vogt, Spencer & Vogt Group (SVG); Sudbury Historical Society (SHS) Director Sally Hild; SHS members Stewart Hoover, Ruth Griesel, and Peggy Fredrickson; Sudbury Historical Commission members Lyn MacLean, Liz Radoski, Christopher Shubert, Diana Abra and Diana Warren.

Lynne Spencer presented an update on the overall design which now includes a large arched window on the front facing enlarged ell facade simulating an element of the earlier building together with revisions of the interior ell layout and access. Relative to the structural construction project, she informed the group that, although she had notified various contractors about the project, two contractors attended the pre-bid conference/site visit. A single bid was received from Classic Construction & Development Corporation, 4 Taylor St., Littleton, MA, in the base amount of \$179,400 with an acceptable unit price for excavation. The pricing set forth in the bid for Alternate 1 (NE rear chamber) was \$7,800 and Alternate 2 (SE adjacent to attic) was \$9,200. Mr. Kelly reported that his reference checks revealed that the firm, a small one, was well regarded and noted that the contractor's DCAMM score was 95.

The intended condition of the building upon completion of the structural phase under this contract was discussed. All members with the exception of Mr. Melnick were in agreement that leaving the building with no heat or water until the continuation of the renovations would not pose a problem for the structure. It is intended that minimal electrical capacity will remain.

It was noted that no contract can be executed without having funds in hand. Mr. Hoover stated that the Historical Society will close the gap necessary to allow signing the construction contract by a donation of \$70,000 to the Town. Also, he will be contacting the State with the intention of expediting the issuance of the grant funds based upon executed contracts in hand.

It was on motion voted unanimously to recommend that the Board of Selectmen approve award by the Town Manager of the contract for structural upgrades to the Loring Parsonage to Classic Construction & Development Corporation in the base amount of \$179,400 to be funded by donation by the Sudbury Historical Society of State grants funds or other funds to the Town. It was also voted to recommend that in order to expedite the construction project, the Board of Selectmen vote to accept any such State grant donations in advance of distribution.

It was agreed that the PBC should make application to the Historic Districts Commission for a Certificate of Appropriateness as soon as possible to expedite the design process.

Fairbank Community Center – Master Plan Present: Fairbank Task Force Chair Jack Ryan.

Mr. Ryan explained the intent of the Task Force to request partial design funding for a new Community Center for which an article had been submitted for vote at the May Annual Town Meeting. The group

has not formed a consensus on the design options which differ in size and proposed cost: Option 3, 60,000 s.f. at a potential estimated cost of \$23M; the two-story Option 4, 78,000 s.f. including 9,000 s.f. for the Sudbury Public Schools, at a potential estimated cost of \$35M. The \$35M estimate includes \$28.2M construction; \$2.9M design and soft costs; \$2.9M contingency; \$500,000 each for OPM services and fitness equipment, plus \$1M escalation. It was noted that the Town Manager in her interview with Ballard/King stated that the building project had to be revenue neutral. This would imply that a larger building must be built to accommodate more programs than might be necessary to provide for the actual needs of the Departments in order to provide revenue which would offset the costs of services.

As no particular option has been chosen, the consensus of the Committee members was to suggest \$1.2M for design development in order to keep certain elements of Option 4 under consideration.

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