

PERMANENT BUILDING COMMITTEE
MINUTES – November 16, 2016

Present: Michael Melnick and Elaine Jones, Co-Chairs, William Braun, Craig Blake, John Porter, 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 June 29, 2016 were approved as amended.

Fire Station No. 2, Boston Post Road Present: Chief William Miles.

As background, Chief Miles apprised the Committee of the existing and projected needs for ambulance services by assisted living facilities, noting that at present the Department is marginal on staffing and requires ambulance help from surrounding Towns on a continuing basis to serve these needs. With the National Development project on the adjoining Raytheon site, the service needs will increase significantly. At present, Station No. 2 provides no room for the contemplated additional staffing and no room or bathroom for female personnel. Additionally, there is no room for the needed additional ambulance and the narrow bays with the small clearance and low ceilings are deficient for the present day replacement tilt cab fire apparatus. The Chief further explained that, while all storm water and sewage from the site will continue to go into the existing National Development stormwater drain and wastewater facilities, additional catch basins drains are required within the station to address stormwater runoff.

The Chief distributed a feasibility study report for a new station which meets his needs, as prepared by Kaestle Boos Associates, Inc. at his request. He noted that the additional land adjacent to Station No. 2 has now been acquired through negotiations with National Development as approved by Town Meeting. He further explained that as part of the negotiations \$80,000 has been set aside and is available for design funds.

As this was the first opportunity to learn of this project and receive any pertinent information, the Committee briefly conjectured about the process going forward. It was agreed that with the current report in hand, the needs were adequately demonstrated. Complicating continued work and perhaps impacting the funding is the requirement and role of an Owner's Project Manager for which qualifications must be sought. It was thought that perhaps \$50,000 could be spent in the near future for development of a Phase I schematic conceptual design with a MEP narrative prior to going to possibly the October Town Meeting for design fees. Upon completion of the design, Phase II would then consist of construction documents and bidding followed by Phase III construction administration with receipt of further Town Meeting approval.

Mr. Melnick and Mr. Braun agreed to serve as the PBC project managers/liaisons for the project.

Police Headquarters Construction Mr. Braun informed the Committee that there are a few issues to be settled prior to making final payment to Hutter and that the current account balance is \$117,287. A general release will be provided by Hutter upon final payment. All warranties have been obtained. The driveway is much appreciated by the Sudbury Housing Authority and all driveway work has been finalized. The outbuilding construction is complete at this time except for electrical and gas connections.

Loring Parsonage Repurposing Project The Fogarty construction estimate based upon the SVG Phase IA design is \$1.6M which the Committee believes is extremely high with mechanical, electrical, structural and HVAC costs applicable for a more complex building driving these costs. Mr. Braun informed the PBC that the Energy Committee has reviewed the design and has suggested changes which are more appropriate for the actual building use intended. SVG has been instructed to come back with design revisions and cost estimate reduction.

Mr. Melnick also suggested the possible elimination of the proposed blown-in insulation because of the lack of a vapor barrier, stating that this is also considered an acceptable approach by experts on historic buildings. The need for basement accessibility by stairway as presently designed was discussed briefly and thought to be both necessary and desirable.

Sudbury Historical Society (SHS) President Stewart Hoover is investigating the ability of the SHS to bid the project as a private enterprise which would eliminate the prevailing wage requirement and greatly lessen the cost.

Fairbank Master Plan The newly appointed Fairbank Task Force has requested the Board of Selectmen to revise the mission statement to eliminate required consideration of the Sudbury Public Schools (SPS) administrative offices as a building occupant. The Task Force has developed a new RFP to solicit new/additional architectural and consulting services. Upon review of the draft RFP, it was agreed that many of the described desired services are unnecessary as they have been previously provided by BH+A to the original Task Force and at the very least would need only augmentation by BH+A.

Mr. Kelly noted that he has considered several options for relocation of SPS administrative offices: lease of existing office space to be renovated by the owner in a portion of a building on Union Ave. with an option to purchase; or, build a 9,000 s.f. addition to the Nixon School at a cost of \$5.5M, as projected by the architectural firm ARC. While the options require careful consideration and consultation with the SPS School Committee, Mr. Kelly favors the latter approach for presentation and consideration at the Annual Town Meeting.

Town Hall A Draft Options Report prepared by the Selectmen-appointed Town Hall Blue Ribbon Committee was distributed by Mr. Kelly for future discussion by the Permanent Building Committee.

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